



Theodore's Place Stonehills, Welwyn Garden City AL8 6NA

welcome to

Theodores Place Stonehills, Welwyn Garden City

Welcome to Theodores Place — a beautifully presented one-bedroom apartment located in the heart of Welwyn Garden City. Perfectly positioned just a short stroll from the train station, this modern home offers the ideal blend of town centre convenience and commuter connectivity, with direct trains to London King's Cross in just 28 minutes. Situated on the second floor with lift and stairwell access, the apartment features a bright and spacious open-plan lounge fitted with a timeless built-in Sharps media unit, kitchen and dining area - designed for both comfort and entertaining. The sleek, contemporary bathroom complements the stylish interior, while large windows invite plenty of natural light throughout. This is finished off with a generous double bedroom featuring a bespoke Sharps fitted wardrobe. The hallway benefits from a deep built-in cupboard, providing excellent additional storage. With 996 years remaining on the lease and 7 years NHBC warranty, this property offers peace of mind and long-term security — ideal for first-time buyers, investors, or professionals seeking a low-maintenance lifestyle in a thriving location.



Kitchen/Lounge/Dining Room

24' x 20' 11" (7.32m x 6.38m)

Double glazed window, wooden flooring, integrated fridge freezer/dishwasher/washing machine/electric oven/induction hob, sink, spotlights, underfloor heating, built-in Sharps media unit.

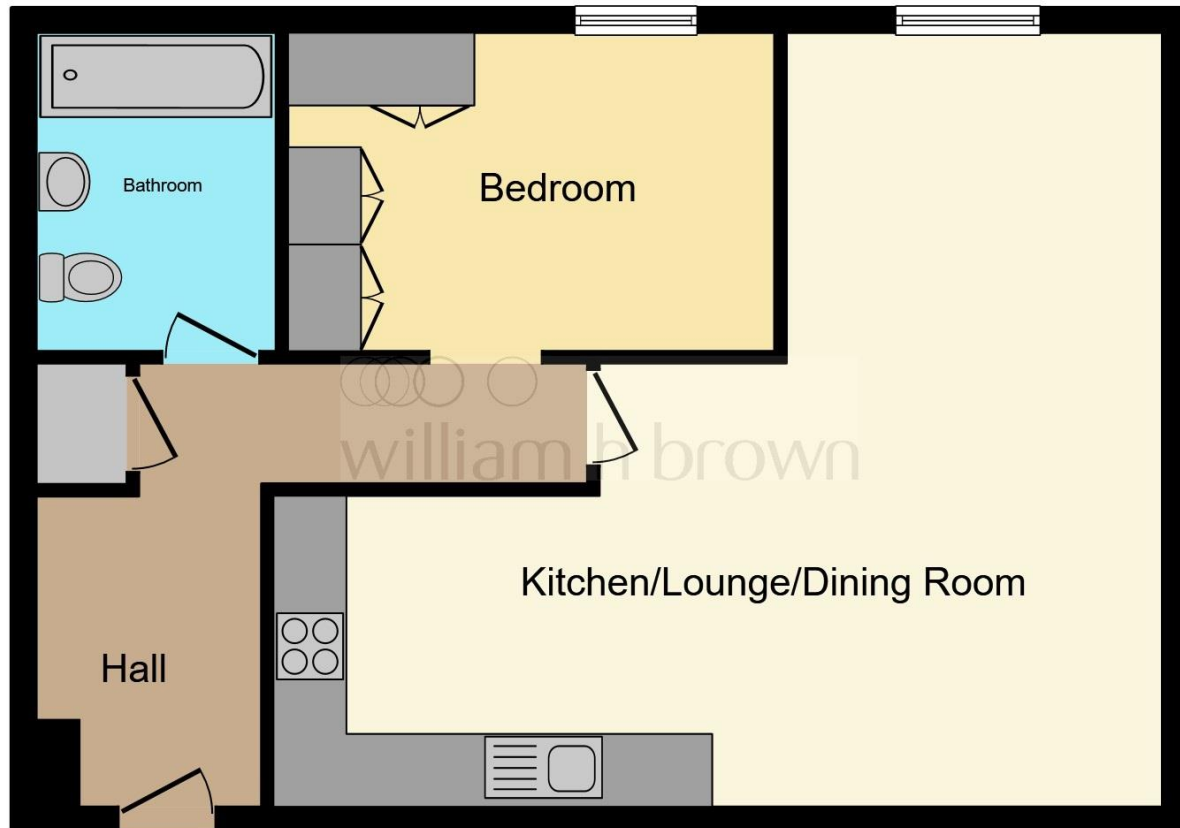
Bedroom

13' 1" x 9' 5" (3.99m x 2.87m)

Double glazed window, carpet, underfloor heating, Sharps fitted wardrobes.

Bathroom

W/C, wash hand basin, bath with shower over, tiled flooring, heated towel rail, underfloor heating, extractor fan.



Total floor area 59.0 m² (635 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Theodores Place Stonehills, Welwyn Garden City

- Sleek Open Plan Living/Kitchen/Dining
- Modern Spacious Bathroom
- Generous Second Floor Apartment
- One Bedroom
- Excellent Condition
- Sought After Town Centre Location
- 996 Year Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1500.00

Ground Rent: Ask Agent

offers in excess of

£300,000



Please note the marker reflects the
postcode not the actual property

check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 999 years from 20 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109322 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk