



Willow House Howlands, Welwyn Garden City AL7 4HN

welcome to

Willow House Howlands, Welwyn Garden City

***** 55% SHARED OWNERSHIP ***** This rarely available two-bedroom first-floor apartment is situated in a peaceful, off-road location, offering a quiet retreat while remaining close to local amenities. Perfect for first-time buyers, the property provides a comfortable and well-designed living space. Inside, you'll find two generously sized bedrooms, both featuring built-in storage. The spacious lounge/diner creates a welcoming environment for relaxing or entertaining, while the fully fitted kitchen offers ample cupboard space and functionality. The bathroom is modern and includes a shower over the bath. Additional benefits include gas central heating, double glazed windows, allocated resident parking, and access to communal gardens. With 55% shared ownership, this is a fantastic opportunity to step onto the property ladder in a desirable location.



Entrance Hall

Entry phone, radiator, storage cupboard, carpet.

Lounge

14' x 13' (4.27m x 3.96m)

Double glazed window to front and side, carpet, radiator.

Kitchen

7' x 10' (2.13m x 3.05m)

Double glazed window to side, laminate flooring, integrated washing machine, gas hob oven, storage cupboard, space for fridge freezer, sink/drain, boiler, radiator.

Bedroom One

10' x 10' (3.05m x 3.05m)

Double glazed window to side, carpet, radiator, storage cupboard.

Bedroom Two

11' x 6' (3.35m x 1.83m)

Double glazed window to side, carpet, radiator, storage cupboard.

Bathroom

P-shape bath, shower, wash hand basin, W/C, radiator.

Agents Note:

This property is currently under shared ownership in conjunction with First Garden Housing Association who have criteria for any purchase. The advertised price is for the sellers 55% share. £374.31 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1222.68; Ground Rent is £000. Please contact with First Garden Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



Total floor area 53.6 m² (577 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



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Willow House Howlands, Welwyn Garden City

- 55% SHARED OWNERSHIP
- Two Bedrooms
- First Floor
- Communal Gardens
- Resident Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1222.68

Ground Rent: Ask Agent

shared ownership

£137,500



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This is a Leasehold property with details as follows; Term of Lease 99 years from 28 Jul 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109416 - 0002

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.

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Please note the marker reflects the
postcode not the actual property


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