



**Woodhall House Cole Green Lane, WELWYN GARDEN CITY AL7 3PX**



**welcome to**

**Woodhall House Cole Green Lane, WELWYN GARDEN CITY**

Ideally located above Woodhall's local shops and amenities, and within close proximity to King George's Park, this well-presented one-bedroom second floor flat offers the perfect balance of convenience and tranquillity. The property is well suited to those seeking a peaceful home while having shops, cafés, and restaurants right on their doorstep. Internally, the accommodation comprises an entrance hall, a bright lounge, a modern fully fitted kitchen, a spacious bedroom with fitted wardrobes, and a well-appointed bathroom. Further benefits include gas central heating and double-glazed windows throughout. This property represents an excellent opportunity for first-time buyers or investors alike.



### Lounge

Double glazed window, lino flooring, radiator.

### Kitchen

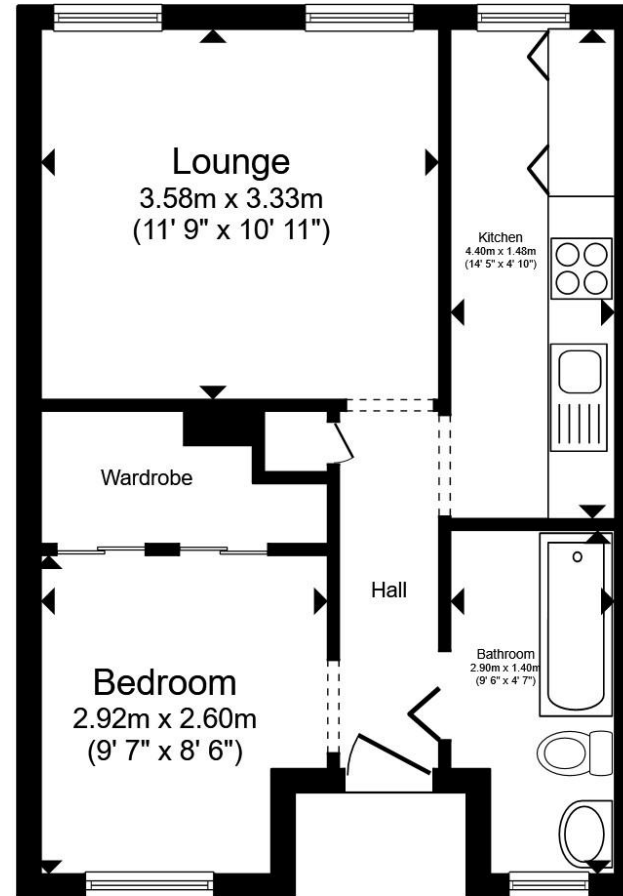
Double glazed window, lino flooring, wall and base units, sink, electric hob/oven, integrated dishwasher/fridge, radiator.

### Bedroom

Double glazed window, lino flooring, fitted wardrobes, radiator.

### Bathroom

Double glazed window, lino flooring, bath with shower over, W/C, wash hand basin, heated towel rail.



Total floor area 37.3 m<sup>2</sup> (402 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.propertybox.io](http://www.propertybox.io)



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## Woodhall House Cole Green Lane, WELWYN GARDEN CITY

- One Bedroom Modern Flat
- Second Floor
- On Street Parking
- Low Ground Rent & Service Charge
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 600.00

Ground Rent: 10.00

guide price

# £170,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 09 May 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN106390 - 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

  
william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



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