



**Willow House Howlands, Welwyn Garden City AL7 4HN**

*welcome to*

## **Willow House Howlands, Welwyn Garden City**

**40% SHARED OWNERSHIP.** This beautifully presented two-bedroom first floor flat offers generous space, practical storage, and modern living throughout- perfect for first-time buyers, downsizers, or investors alike. Opening on to a spacious entry hall, the property immediately impresses with its sense of openness and functionality, featuring two sizeable built-in storage cupboards-ideal for keeping everyday living clutter-free. The flat boasts two well-proportioned double bedrooms, both offering ample space for furnishings and natural light, making them comfortable and versatile rooms suitable for family living, guests, or home working. The modern bathroom is stylishly finished with contemporary fittings, creating a fresh and relaxing space. To the rear of the property, the bright and airy open-plan living area forms the heart of the home. Two rear-facing windows allow natural light to pour in, enhancing the sense of space. The adjoining kitchenette is thoughtfully arranged to maximise practicality while maintaining the sociable flow of the living area-perfect for both relaxing and entertaining. Combining smart layout, excellent storage, and modern finishes, this attractive first floor flat presents a fantastic opportunity to acquire a comfortable and well-designed home in a desirable setting.



### Entrance Hall

Double glazed window, Karndean flooring, radiator x 2, intercom, two large storage cupboards.

### Lounge/Diner

14' 10" x 9' 10" ( 4.52m x 3.00m )

Double glazed window x 2, Karndean flooring, radiator x 2.

### Kitchen

6' 6" x 9' 4" ( 1.98m x 2.84m )

Karndean flooring, wall and base units, laminate work surface, integrated hob and oven, plinth heater.

### Bedroom One

9' 2" x 16' ( 2.79m x 4.88m )

Double glazed window, carpet, radiator.

### Bedroom Two

9' 10" x 8' 3" ( 3.00m x 2.51m )

Double glazed window, carpet, radiator.

### Bathroom

Double glazed window, vinyl flooring, bath with shower over, tiled splash back, heated towel rail, W/C, wash hand basin.

### Agents Note:

This property is currently under shared ownership in conjunction with First Garden City Homes Housing Association who have criteria for any purchase. The advertised price is for the sellers 40% share. £515 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1292.04; Ground Rent is £000. Please contact with First Garden City Homes 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.



**Floor Plan**

Total floor area 64.1 m<sup>2</sup> (690 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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## Willow House Howlands, Welwyn Garden City

- 40% SHARED OWNERSHIP
- Two Bedroom Apartment
- First Floor
- Communal Garden
- Allocated Parking

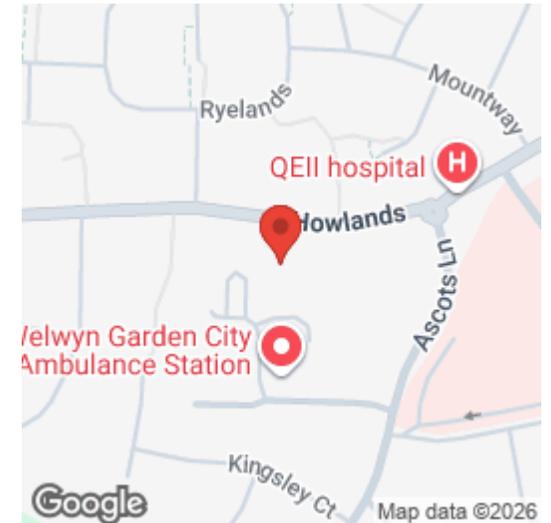
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1292.04

Ground Rent: Ask Agent

shared ownership

# £106,000



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This is a Leasehold property with details as follows; Term of Lease 198 years from 19 Dec 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109625 - 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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