



Woodhall Lane, Welwyn Garden City AL7 3TB

welcome to

Woodhall Lane, Welwyn Garden City

*** SHARE OF FREEHOLD *** Situated in the highly sought-after Woodhall Lane area, this well-presented one-bedroom first-floor maisonette offers an excellent opportunity for first-time buyers and buy-to-let investors alike. Conveniently located less than a mile from Welwyn Garden City town centre and the mainline railway station, the property provides easy access to London King's Cross and Moorgate. The accommodation comprises an entrance hall, spacious lounge, fitted kitchen, double bedroom, and bathroom. A particular highlight of the property is the share of freehold ownership, meaning there are no ground rent or maintenance charges. Further benefits include on-street parking and a private front garden. Offering a desirable location and excellent potential, this property is an ideal purchase for those seeking a home or investment in a popular residential area.



Lounge

Double glazed window to front, carpet, radiator.

Kitchen

Double glazed window to front, induction hob, electric oven, sink/drain, wall and base units.

Hallway

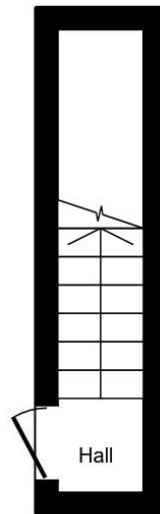
Airing cupboard, carpet, loft access.

Bedroom

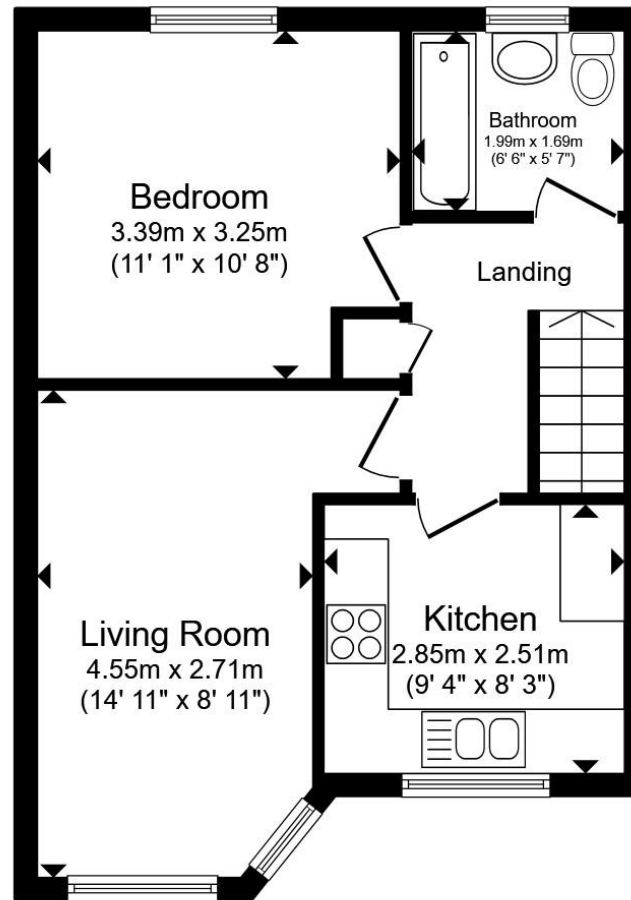
Double glazed window to rear, carpet, radiator.

Bathroom

Double glazed window to rear, tiled flooring, wash hand basin, bath, W/C, radiator.



Ground Floor



First Floor

Total floor area 43.6 m² (470 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


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Woodhall Lane, Welwyn Garden City

- *** SHARE OF FREEHOLD ***
- First Floor
- One Bedroom Maisonette
- On Street Resident Parking
- Close to Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

offers in excess of

£210,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109842 - 0001

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.



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