

Woodhall House, WELWYN GARDEN CITY AL7 3PU

william h brown

welcome to

Woodhall House Cole Green Lane, WELWYN GARDEN CITY

Ideally positioned above Woodhall's local shops and amenities, and just a short distance from King George V Playing Fields, this well-presented one-bedroom first-floor flat offers an excellent combination of convenience and comfortable living. Benefitting from a range of everyday amenities on the doorstep, the property is ideally suited to first-time buyers, investors, or those looking to downsize. The accommodation comprises an entrance hall, a bright and spacious lounge, a fitted kitchen, a generous double bedroom, and a well-appointed bathroom. Further features include gas central heating and double glazing throughout. Conveniently located close to local transport links and within easy reach of Welwyn Garden City town centre, this attractive apartment presents a fantastic opportunity to secure a well-located home in a popular residential area.











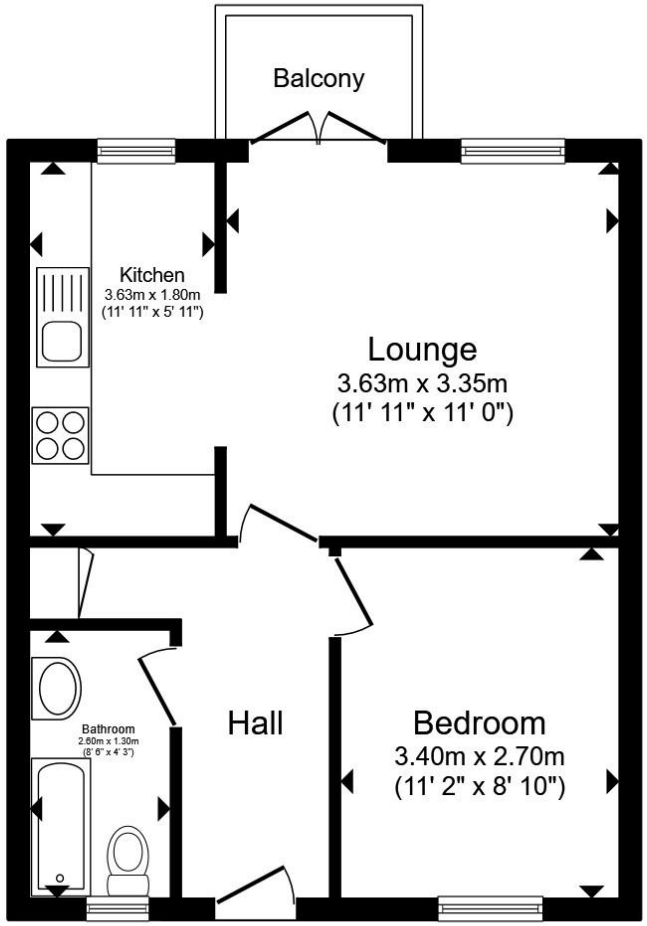


Lounge
Double glazed window to front x 2, laminate flooring, radiator, wall lights x 2.

Kitchen
Double glazed window to front, laminate flooring, sink/drainer, electric hob and oven, extractor, space for fridge freezer.

Bedroom
Double glazed window to front, carpet, radiator.

Bathroom
Double glazed window to front, lino flooring, W/C, bath with shower over, wash hand basin.



Total floor area 40.7 m² (438 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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- One Bedroom Flat
- First Floor
- On Street Parking
- Low Ground Rent & Service Charge
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1761.00
Ground Rent: 52.00





£180,000





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 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN110070 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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