



Stonehills House Stonehills, WELWYN GARDEN CITY AL8 6DL

welcome to

Stonehills House Stonehills, WELWYN GARDEN CITY

Located in the heart of Welwyn Garden City, this CHAIN FREE modern top-floor one-bedroom apartment offers stylish living within moments of the town centre. Positioned in a highly convenient location, the property is just a short walk from Welwyn Garden City train station, shops, and local amenities, making it ideal for both commuters and those seeking easy access to everything the town has to offer. The apartment features an inviting entrance hall with an entry phone system and useful storage. The open-plan living area provides a bright and versatile space, combining a contemporary fitted kitchen with integrated appliances and a comfortable lounge area—perfect for relaxing or entertaining. The property also includes a well-proportioned double bedroom and a modern bathroom finished to a high standard. With its excellent position and well-presented accommodation, this apartment is an ideal choice for first-time buyers or investors looking for a property with strong rental potential.



Lounge/Kitchen/Diner

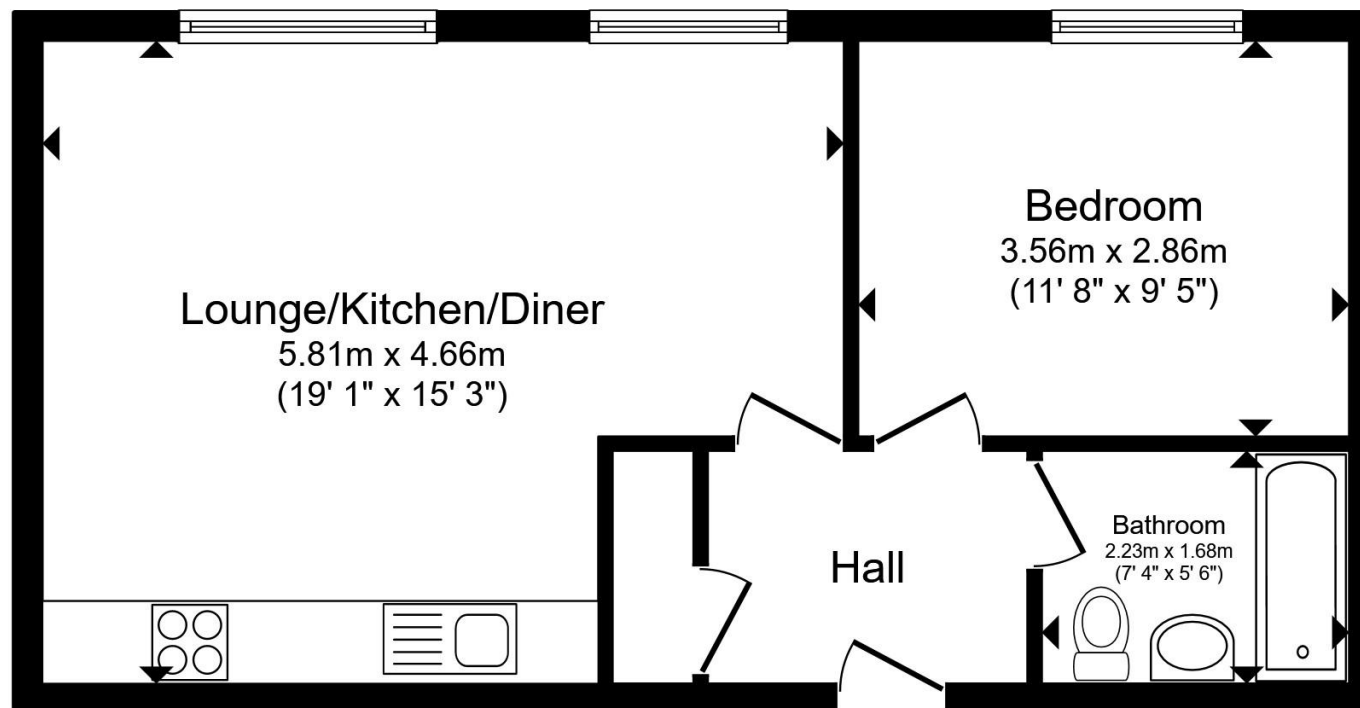
Double glazed window, wooden flooring, underfloor heating, electric oven, electric hob, integrated fridge/freezer/dishwasher.

Bedroom

Double glazed window, carpet, electric radiator, spotlights.

Bathroom

Tiled flooring, bath, pump shower, wash hand basin, heated towel rail, underfloor heating.



Total floor area 44.1 m² (475 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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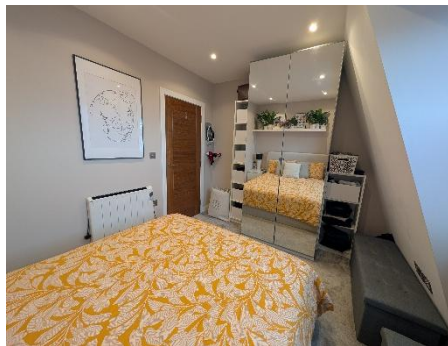
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- CHAIN FREE
- Top Floor Apartment
- One Bedroom
- Open Plan Living Space
- On Street Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1400.00
Ground Rent: 220.00

offers in excess of
£220,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 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:
WGN109651 - 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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


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