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32 Stonehills House, Stonehills, Welwyn Garden City, AL8 6DL

Asking Price £210,000

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

## 32 Stonehills House, Stonehills, Welwyn Garden City, AL8 6DL

**\*\*For sale as an investment with tenant in situ\*\*** A modern and well-appointed one-bedroom top floor flat, positioned in the heart of Welwyn Garden City town centre. Offering exceptional access to the railway station and shops including John Lewis and Gail's, this property has been finished to a high standard throughout. Internally, the accommodation comprises a bright living space with two windows, modern fitted kitchen with washing machine and dishwasher, double bedroom and a fresh, fully-tiled bathroom suite, with temperature-controlled underfloor heating to the living space and bathroom. The property is accessed via a well-maintained communal stairwell, with exits onto Stonehills and Howardsgate for easy access to The Howard Centre. Perfect for commuters and those looking to make the most of the idyllic green spaces all around, this top floor flat represents a rare opportunity to acquire a sophisticated, contemporary home just 22 minutes away by train from London Kings Cross.

**Kitchen/reception room 15'11" x 12'6" (4.87m x 3.82m)**

**Bedroom 12'6" x 9'4" (3.82m x 2.87m)**

**Shower room**

**Entrance hall**

### About the area

Stonehills House is ideally located for commuters, with Welwyn Garden City mainline railway station within easy walking distance, providing direct services into London. The surrounding town centre offers an extensive range of shops, cafés, restaurants and leisure facilities right on the doorstep. This property would make an ideal first-time purchase, pied-à-terre or buy-to-let investment, particularly for buyers seeking a central location and modern accommodation.



### Information

The property is currently let on a tenancy at £1250 pcm until April 2027

Council tax band B

Service charge £651.19 every 6 months

Ground rent £195 per annum with no escalating clause.

### Take note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.

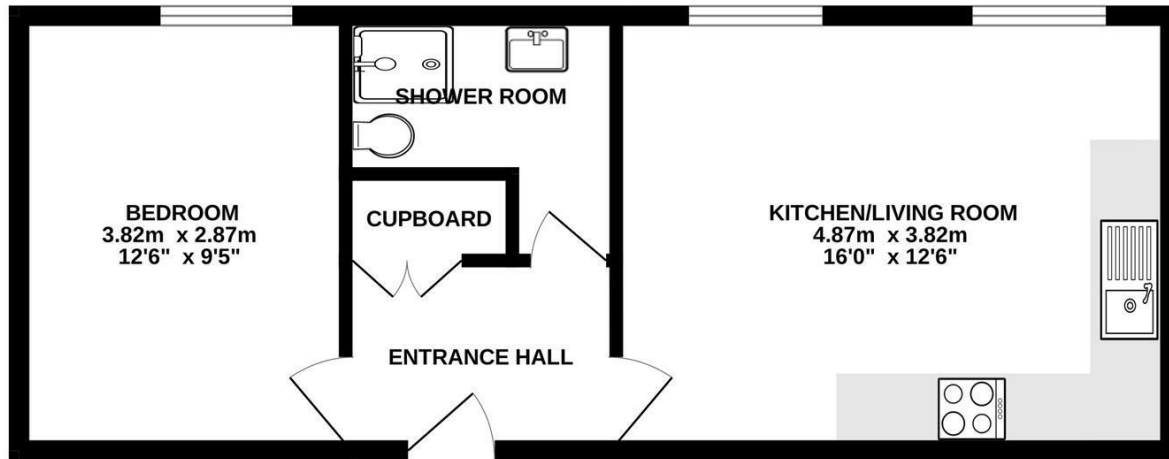


## Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968  
VAT No. 745 8368 91

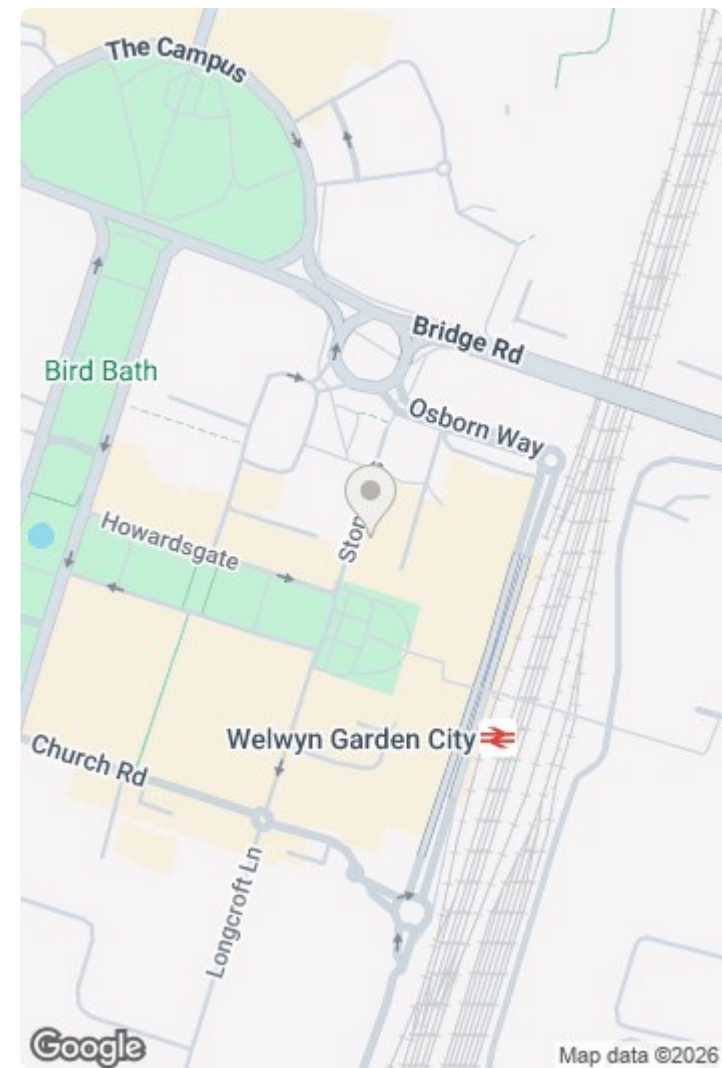


38.6 sq.m. (416 sq.ft.) approx.



TOTAL FLOOR AREA : 38.6 sq.m. (416 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	67
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	71
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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