



Willow House Howlands, Welwyn Garden City AL7 4HN

welcome to

Willow House Howlands, Welwyn Garden City

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.

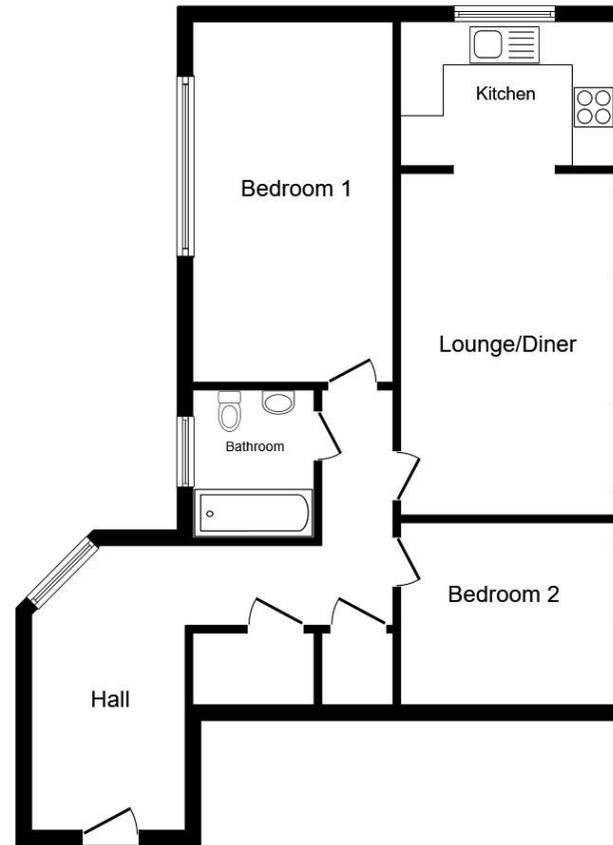
Bedroom Two

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.



Floor Plan

Total floor area 64.1 m² (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



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- Two Bedroom Apartment
- First Floor
- Communal Garden
- Allocated Parking
- Extended Lease

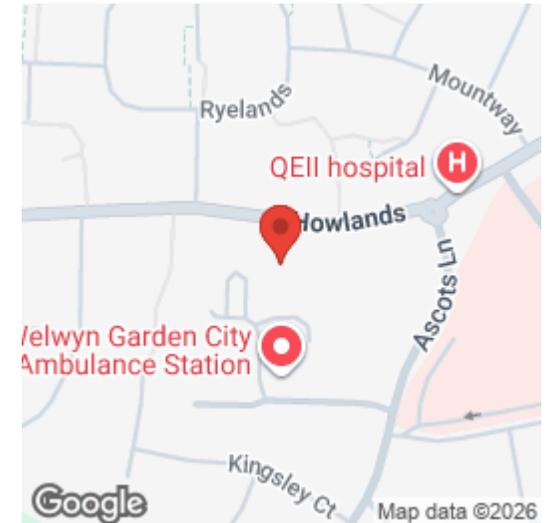
Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1292.04

Ground Rent: Ask Agent



£265,000



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This is a Leasehold property with details as follows; Term of Lease 99 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:
WGN109595 - 0002

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Please note the marker reflects the
postcode not the actual property


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