

Harwood Hill, WELWYN GARDEN CITY AL8 7AH

william h brown

welcome to

Harwood Hill, WELWYN GARDEN CITY

***** Offers In Region of £210,000 - £220,000 ***** Located in the highly sought-after AL8 area of Welwyn Garden City, this well-presented two-bedroom first floor apartment offers both convenience and comfortable living. The property is ideally positioned within easy reach of both Welwyn Garden City and Welwyn North train stations, providing excellent transport links into London. It also falls within the catchment area for a number of well-regarded local schools. Internally, the accommodation comprises a welcoming entrance hall with useful built-in storage, a bright and spacious living room, a fitted kitchen, two good-sized bedrooms, and a family bathroom. Outside, residents benefit from access to a communal garden, along with on-street parking.













Hallway
Carpet, storage cupboards, radiator.

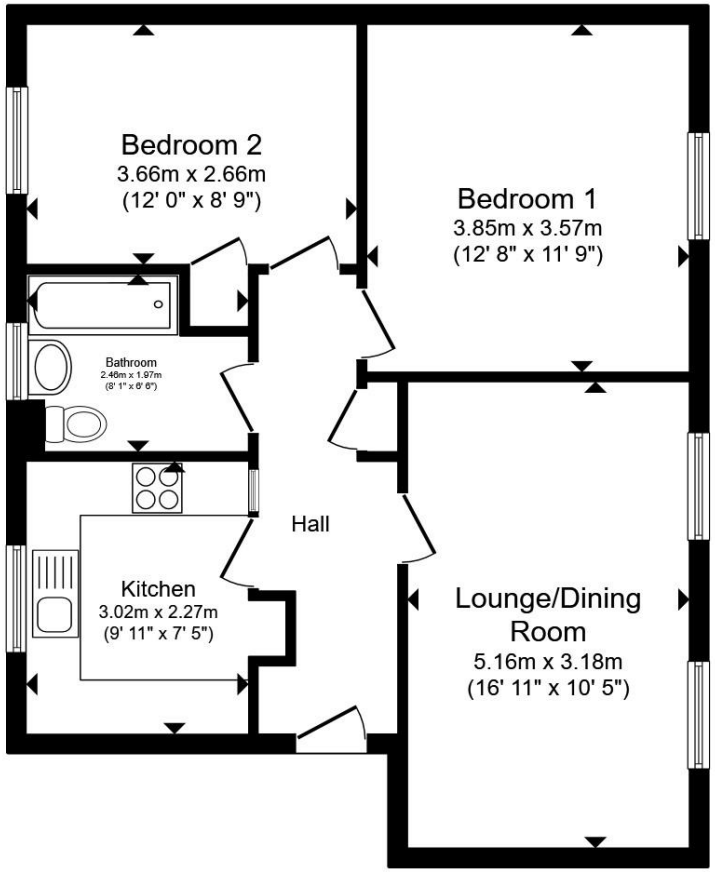
Lounge/Dining Room
Double glazed window x 2, carpet, radiator.

Kitchen
Double glazed window to front, laminate flooring, wall and base units, sink/drainer, space for appliances.

Bedroom One
Double glazed window to rear, carpet, radiator.

Bedroom Two
Double glazed window to front, carpet, storage cupboard, radiator.

Bathroom
Laminate flooring, W/C, wash hand basin, bath with shower over, heated towel rail.



Total floor area 61.5 m² (662 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 Flat
- First Floor
- Communal Garden
- On Street Parking
- Desirable AL8 Area

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 614.84
Ground Rent: 10.00







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. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN107313 - 0006

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.

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