



Willow House Howlands, Welwyn Garden City AL7 4HN

welcome to

Willow House Howlands, Welwyn Garden City

***** 55% SHARED OWNERSHIP ***** Situated in a peaceful, off-road setting just a short walk from Welwyn Garden City town centre and the mainline train station with direct services into London, this ground floor one bedroom apartment offers the perfect combination of comfort, convenience, and tranquillity. Ideal for first-time buyers or investors, the property welcomes you with a spacious entrance hall featuring built-in storage. The bright and airy lounge provides a relaxing retreat, while the fully fitted kitchen/diner opens directly onto the communal garden - ideal for both everyday living and entertaining. The double bedroom is well-proportioned and comfortable, complemented by a bathroom complete with a shower over the bath. Additional benefits include gas central heating, double glazed windows, allocated parking, and access to a communal garden — perfect for enjoying outdoor moments in a quiet setting.



Entrance Hall

Carpet, storage cupboard x 2.

Lounge

13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to rear, carpet, radiator.

Kitchen/Diner

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window, laminate wood flooring, sink/drainage, gas hob, electric oven, radiator, doors to communal garden.

Bedroom One

10' 7" x 10' 5" (3.23m x 3.17m)

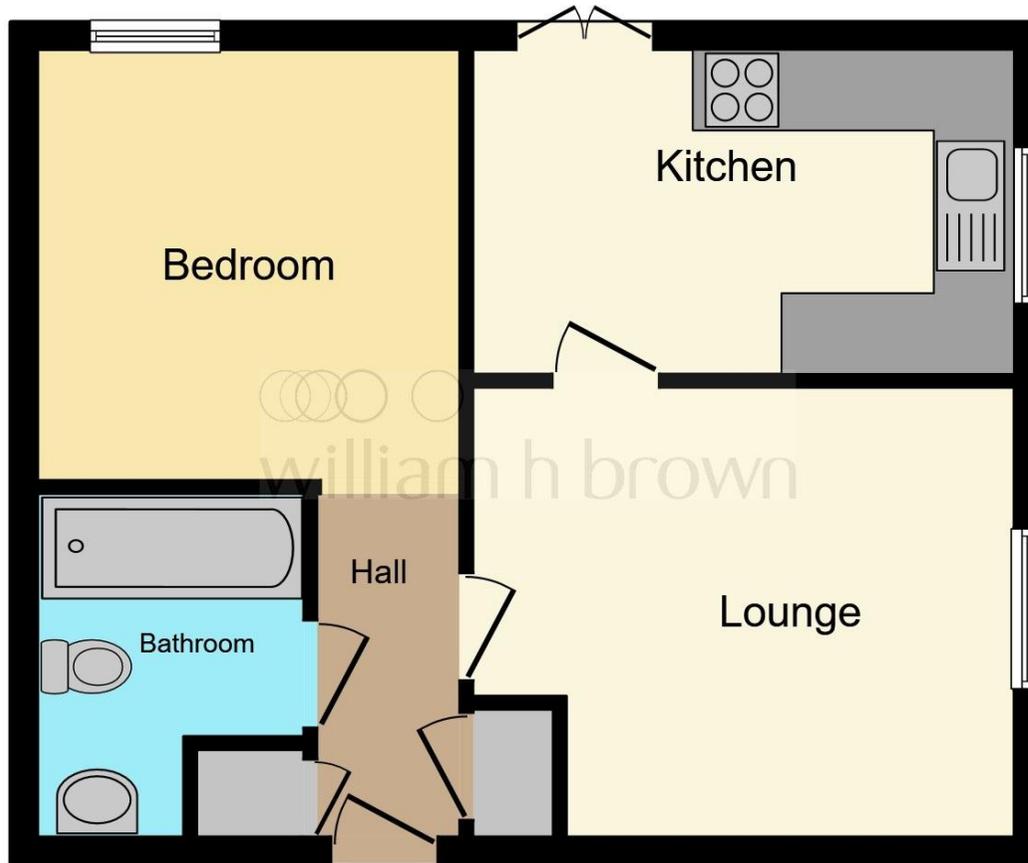
Double glazed window, carpet, radiator.

Bathroom

Laminate wood flooring, bath with shower over, W/C, wash hand basin, radiator.

Agents Note:

This property is currently under shared ownership in conjunction with First Garden City Homes Housing Association who have criteria for any purchase. The advertised price is for the sellers 55% share. £336.11 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1317.96 per annum; Ground Rent is £0.00. Please contact with First Garden City Homes Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



Total floor area 42.7 m² (460 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.focalagent.com



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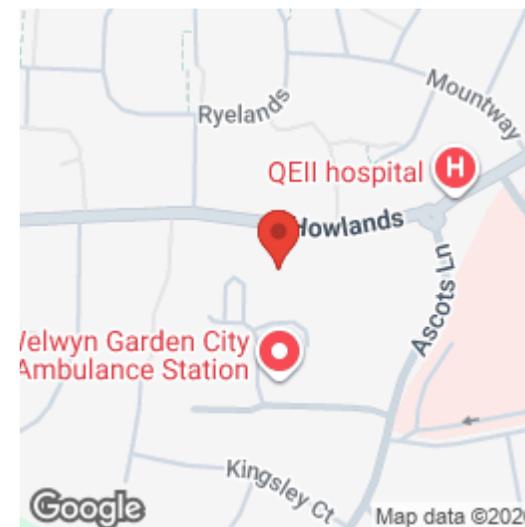
Willow House Howlands, Welwyn Garden City

- 55% SHARED OWNERSHIP
- Ground Floor Apartment
- One Bedroom
- Communal Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1317.96
Ground Rent: 0.00

shared ownership

£121,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Aug 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:
WGN109637 - 0002

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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