



Flat 34 Stonehills House Stonehills, WELWYN GARDEN CITY, Hertfordshire, AL8 6DL

- CHAIN FREE BEAT THE STAMP DUTY DEADLINE
- AS NEW FINISH
- OFF PLAN SELECTED EXTRAS
- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- LONG LEASE AND REASONABLE CHARGES
- ZONAL UNDERFLOOR HEATING
- GERMAN FITTED KITCHEN WITH APPLIANCES
- SHARPS FITTED WARDROBES TO BOTH BEDROOMS
- LUXURY CERAMIC MARBLE TILES TO THE BATHROOM
- TOWN CENTRE AL8 FLAT, JUST YARDS FROM THE TRAIN STATION



PROPERTY DESCRIPTION

**** CHAIN FREE, MOVE IN TIME FOR THE STAMP DUTY DEADLINE**** This is a rare opportunity to purchase this as new, never lived in TWO DOUBLE BEDROOM TOP FLOOR apartment at the heart of the TOWN CENTRE. Selected off plan features plus additional upgrades including ZONAL UNDERFLOOR HEATING. The most luxurious of finishes, both bedroom feature BESPOKE SHARPS FITTED WARDROBES and the kitchen is partially integrated. Beautiful Sash windows complete with BESPOKE HILLARY'S BLINDS. Beautiful leafy views of the Town Centre. The property itself is perfect for the London commuter wishing to live in this wonderful thriving town, whilst a hop, skip and a jump will lead you from the apartment to the MAINLINE station serving Kings Cross and Moorgate in under 30 minutes! The main bus station and lovely green outdoor spaces are all on your doorstep too! This home really is an ideal first time buy, investment or downsize move. An investor could achieve in the region of £1,400 PCM.



ROOM DESCRIPTIONS

WELCOME TO STONEHILLS HOUSE

Approaching the street door located in the heart of the town, you'll find the block accessible through a secure intercom system. The communal areas, including the halls and staircases, are pleasantly decorated and well maintained. The individual, secure post boxes are conveniently situated on the ground floor. Enter the apartment through a stylish walnut door with its German security lock that leads into a welcoming hallway, complete with a spacious storage cupboard for coats, shoes, and general items. The Nuair ventilation and filtration system which services the apartment is located inside the cupboard. Beautiful natural walnut doors throughout the apartment. The main living room is bright and airy, featuring elegant wood-effect flooring. The sleek, handle-less bespoke kitchen boasts white quartz worktops and up-stand, under counter LED lighting and is equipped with BOSCH fitted appliances, including a fridge/freezer, dishwasher.

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Oven, and hob with an overhead extraction system with a stainless steel back splash. Throughout the apartment, LED spotlights enhance the modern ambience. Both bedrooms are generously sized doubles adorned with cozy carpets and thick underlay, fitted with Sharps wardrobes with pelmet lighting for added convenience. The bathroom showcases luxurious finishes, featuring a three-piece suite set against ceramic marble tiles, concealed flush, wall hung w/c and Grohe sanitary ware, wall hung basin with dual drawer storage. For added comfort there is a feature mirror, heated towel rail alongside the underfloor heating. The underfloor heating zones continue in the living room and hallway. Brushed chrome fittings and spot lights add a refined touch, elevating the overall elegance of the property.

SPECIFICATIONS

- Full height ceramic marble wall tiling to bathroom with fitted ceiling extractor fan.
- Underfloor heating to kitchen/lounge, bathroom and hallway.
- Deanta - beautiful natural Walnut doors throughout apartment with satin chrome door handles.
- Warmup - Electric Underfloor heating with zonal touch panel controls throughout, Wi-Fi connected and controlled via voice through Amazon Alexa and through the Warmup app. The heating can be turned on or off and temperature controlled remotely great for setting the temperature before getting home.
- Hard wearing California oak laminate flooring with matching blinds.
- LED down-lights throughout the apartment and under cabinet LED down-lighting under the kitchen cupboards.
- Grohe - German made kitchen and bath taps and flush / sanitary ware.
- Shaver socket to bathroom.
- BT Ethernet connection points and dedicated TV aerial points to each room.

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- Reina chrome towel radiator to bathroom and Reina designer remote controlled wall fires to both bedrooms.
- Bosch - Zeolith slimline class A dishwasher with timeLight - Beams wash cycle and remaining time onto the floor.
- Sharps - Dove grey soft close fitted wardrobes with remote controlled LED pelmet lighting to both bedrooms and matching dove grey headboard to main bedroom.
- Nuair - MVHR (Mechanical ventilation with heat recovery) air ventilation/filtration system throughout. Pumps in and circulates fresh filtered air and prevents moisture also cooling in the summer.
- Tilt to clean Sash windows.

ADDITIONAL INFORMATION

Having invested heavily into the additional upgrades to the property, the vendor would be willing to include the following items by way of separate negotiations;

Bosch Serie 6 Washer Dryer (New and unused)

Water Softener - Evolution Smart Wi-Fi enabled with carbon filtration. (New and unused yet fully installed and ready for use)

L shape Sofa with storage and modular pouffe (New and unused)

For convenience, covered town centre parking is available by way of monthly or yearly subscription.

LEASE INFORMATION

Leasehold: 125 years from 1 Mar 2017

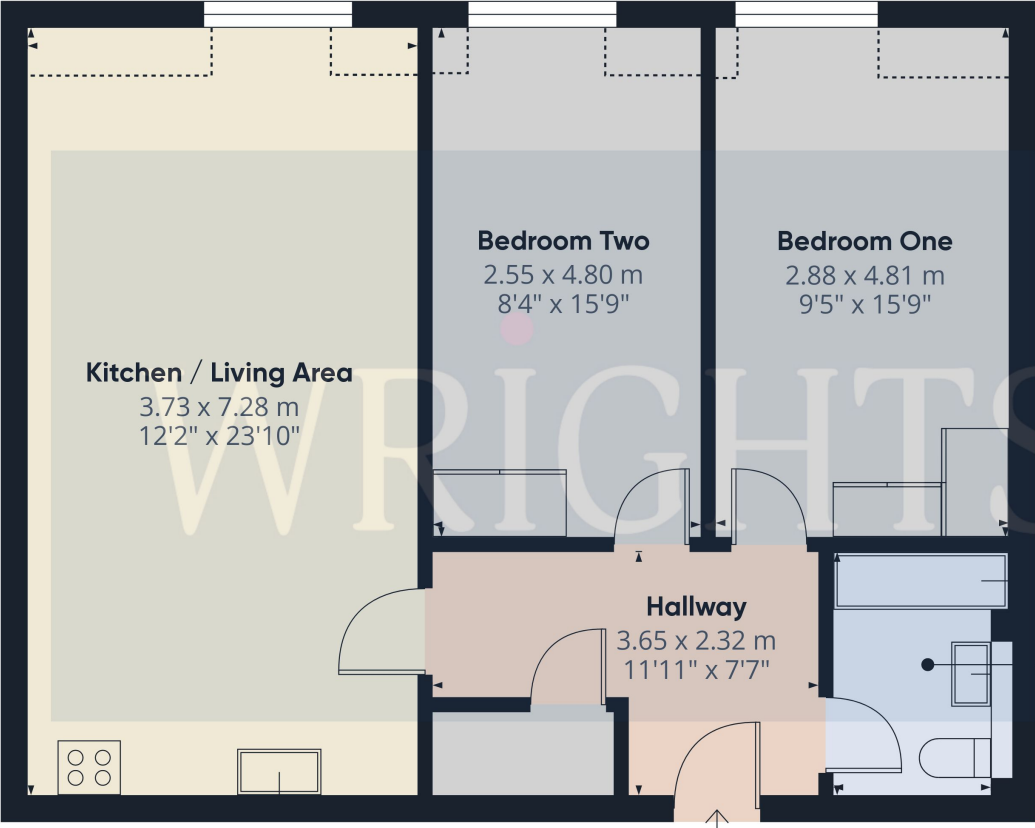
Service Charge: £2142 Per annum.

Ground Rent: £295 Per annum.

ABOUT THE WEST SIDE

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Surrounded by rolling Hertfordshire countryside, Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today it's a busy and bustling town with a selection of shops, the Howard Shopping Centre is located in the centre of Welwyn Garden City where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsbury's in the town. Welwyn Garden also has its own quaint cinema in the town centre, showing the latest films.





WRIGHTS

Approximate total area[†]
65.52 m²
705.26 ft²

Reduced headroom
2.36 m²
25.39 ft²

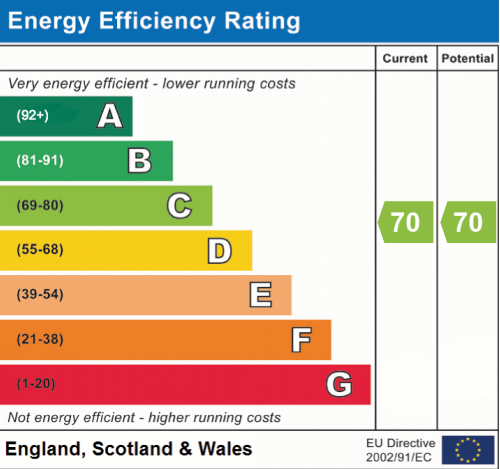
(1) Excluding balconies and terraces

Reduced headroom
..... Below 1.5 m/5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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