



16, Woodhall House, Cole Green Lane, Welwyn Garden City, Hertfordshire
AL7 3PX

£210,000 - Leasehold

Property Summary

Wrights are delighted to welcome to the market this two bedroom top floor apartment close to amenities and is offered CHAIN FREE. The apartment consists of a fitted kitchen and bathroom with bright Lounge/diner and two spacious bedrooms. The property is currently tenanted so would also suit Investment Buyers. We highly recommend an internal inspection at your earliest convenience.

Welwyn Garden City was founded by Sir Ebenezer Howard in 1920 following his previous experiment in Letchworth Garden City. Howard had called for the creation of planned towns that were to combine the benefits of the city and the countryside and to avoid the disadvantages of both. It was designed to be 'The Perfect Town'. The Garden Cities and Town Planning Association had defined a garden city as:

"a town designed for healthy living and industry of a size that makes possible a full measure of social life but not larger, surrounded by a rural belt; the whole of the land being in public ownership, or held in trust for the community"

Features

- Top floor Apartment
- Two bedrooms
- Lounge/Diner
- Fitted Kitchen
- Fitted Bathroom
- Double glazing
- Gas Central Heating
- Laminate Flooring
- Close to Amenities

Room Descriptions

ACCOMMODATION

Hallway

Via entrance door, laminate wood flooring, dado rail, entry phone system, doors leading off to:

Lounge/Diner/Diner

3.66m x 5.18m (12' 0" x 17' 0") Front aspect double glazed windows, Laminate wood flooring, range of matching wall and base units with work tops over incorporating stainless steel one and a half bowl sink unit with mixer taps. Fitted oven and hob with extractor fan over. Space for appliances. Complementary tiling to splashbacks. Fitted radiator

Bedroom

2.70m x 3.52m (8' 10" x 11' 7") Front aspect double glazed window. Laminate wood flooring, fitted radiator.

Bedroom

1.74m x 3.63m (5' 9" x 11' 11") Front aspect double glazed window. Fitted radiator, laminate wood flooring.

Bathroom

Front aspect obscure double glazed window. Three piece modern bathroom suite comprising of panel enclosed bath, wash hand basin with vanity unit below, low flush WC, Heated towel rail. Complementary tiling to splashbacks.

ADDITIONAL INFORMATION

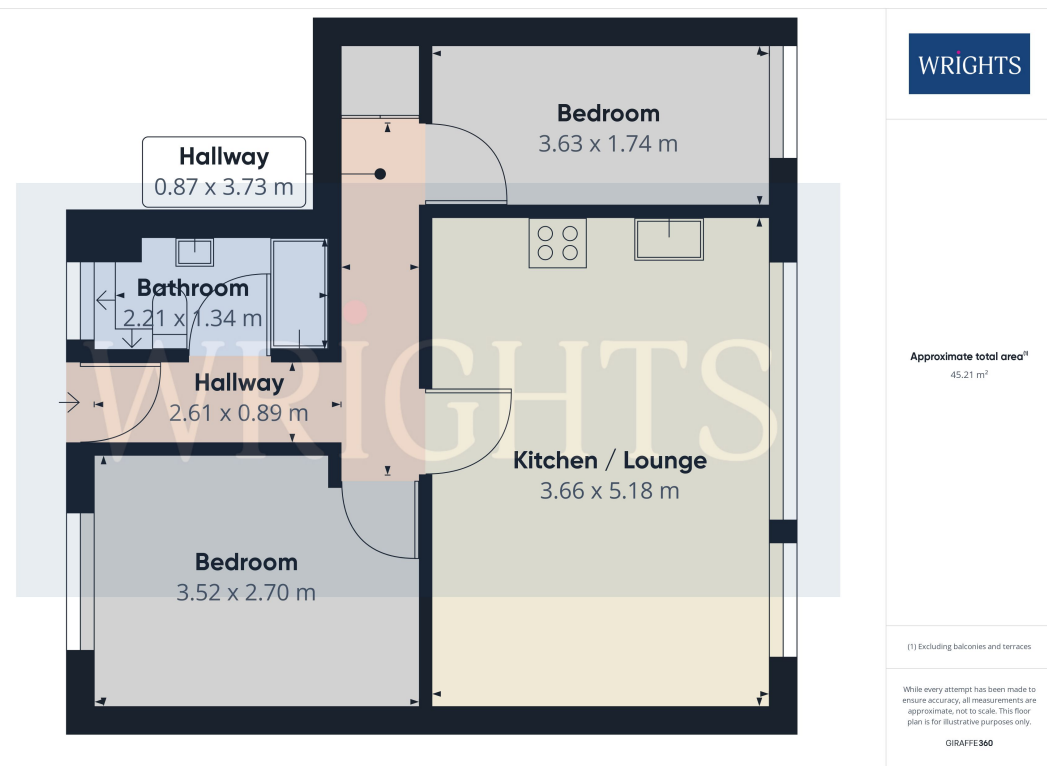
Council tax Band B

Remaining Lease 91 years

Ground rent £50 per annum

Service Charge £ 1948.12p

**Agents Note : Photos and virtual tour used are before tenancy started in 15/7/2023 so there maybe a differential to current condition **



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	78
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	