



Apartment 2, 38-40 Stonehills, Welwyn Garden City, Hertfordshire, AL8 6PD

- CHAIN FREE
- FIRST FLOOR APARTMENT CHOSEN OFF PLAN
- CURRENTLY LET FOR £950 PCM
- TOWN CENTRE AL8 FLAT
- IDEAL FIRST TIME BUY OR INVESTMENT
- SECONDS FROM THE TRAIN STATION
- OPEN PLAN KITCHEN/ LIVING ROOM



PROPERTY DESCRIPTION

****PRIME TOWN CENTRE LOCATION**** This CHAIN-FREE, FIRST FLOOR one bedroom apartment was selected off plan by the seller. Boasting a modern designed kitchen with integrated appliances and granite features. Situated in the heart of Welwyn Garden City, this property presents a fantastic investment opportunity. Ideal for a commuter to London, as it offers easy access to the mainline station serving Kings Cross and Moorgate in under 30 minutes. The property is currently rented out at £950 PCM.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE HALL

Security intercom access. Carpeted stairwells, access to the bin area.

APARTMENT ENTRANCE

OPEN PLAN KITCHEN/ LIVING ROOM

Spacious room, laid to timber floor. Two windows to the rear elevation. Fully integrated kitchen with granite worktops.

BEDROOM

Two windows to the rear elevation.

BATHROOM

Three piece suite comprising panel bath with shower over. Low level w/c and pedestal sink. Part tiled walls and extractor for ventilation.

LEASE INFORMATION

Lease: 104 Years remaining.

Service Charge: £1,481.89 for the annum.

Includes buildings insurance.

Ground Rent: £200 per annum.

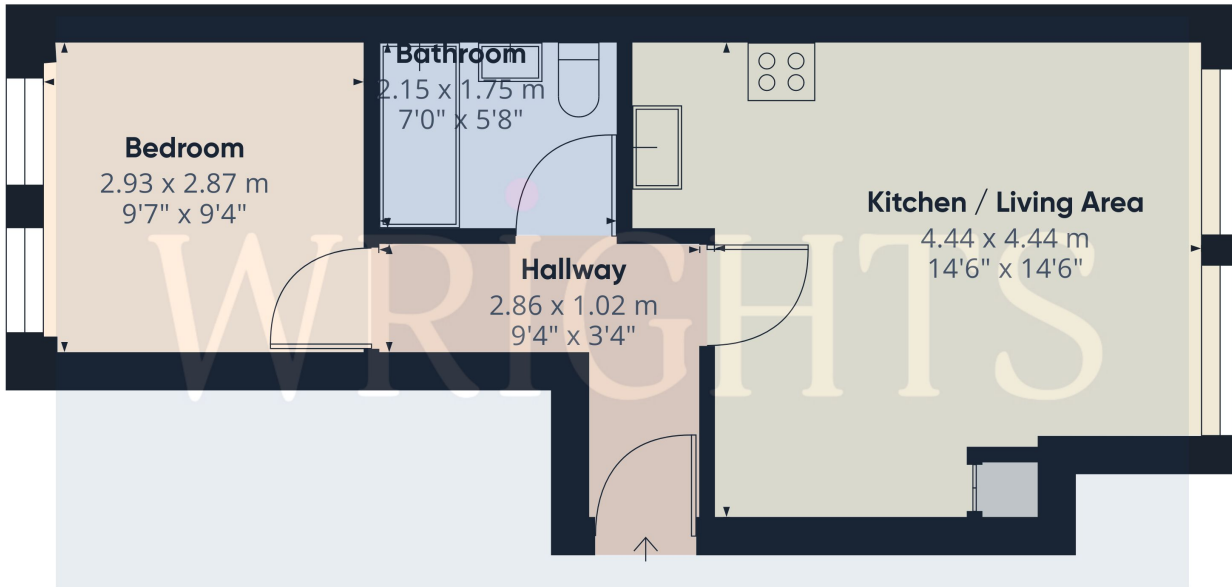
COUNCIL TAX BAND C

£1,941.47

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.





Approximate total area⁽¹⁾
38.09 m²
410.05 ft²

(1) Excluding balconies and terraces

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

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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