

REDUCED

£155,000 Leasehold



18 Stonehills House Stonehills, WELWYN GARDEN CITY, Hertfordshire, AL8 6DL

- STUDIO APARTMENT
- MODERN APARTMENT
- CLOSE BY TO TRANSPORT LINKS
- CHAIN FREE
- TOWN CENTRE AL8 FLAT
- IDEAL INVESTMENT OR FIRST TIME BUY

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

**** WEST SIDE TOWN CENTRE LOCATION **** Offered to the market CHAIN FREE. Wonderful opportunity to buy or invest in the centre of Welwyn Garden City. Perfect as a starter home and an easy commute into London in just under 30 mins.

Modern fittings throughout. Open plan living and kitchen area with entrance area and shower room. Integrated appliances include a washing machine and fridge. This home is perfect for the London commuter wishing to live in this wonderful thriving town, whilst a hop, skip and jump will lead you from the apartment to the MAINLINE station serving Kings Cross within under 30 minutes.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom access.

APARTMENT ENTRANCE

Separate entrance area with an airing cupboard leading into apartment.

STUDIO ROOM

Open plan kitchen, living area with large windows allowing natural light into the apartment. Modern finishes throughout. Integrated washing machine and fridge freezer. Enough room to fit a double bed.

SHOWER ROOM

Lovely shower room with WC and vanity hand basin with mixer taps. Heated towel rail.

LEASE INFORMATION

Lease: 125 years from 1st March 2017

Ground Rent: £150 per annum

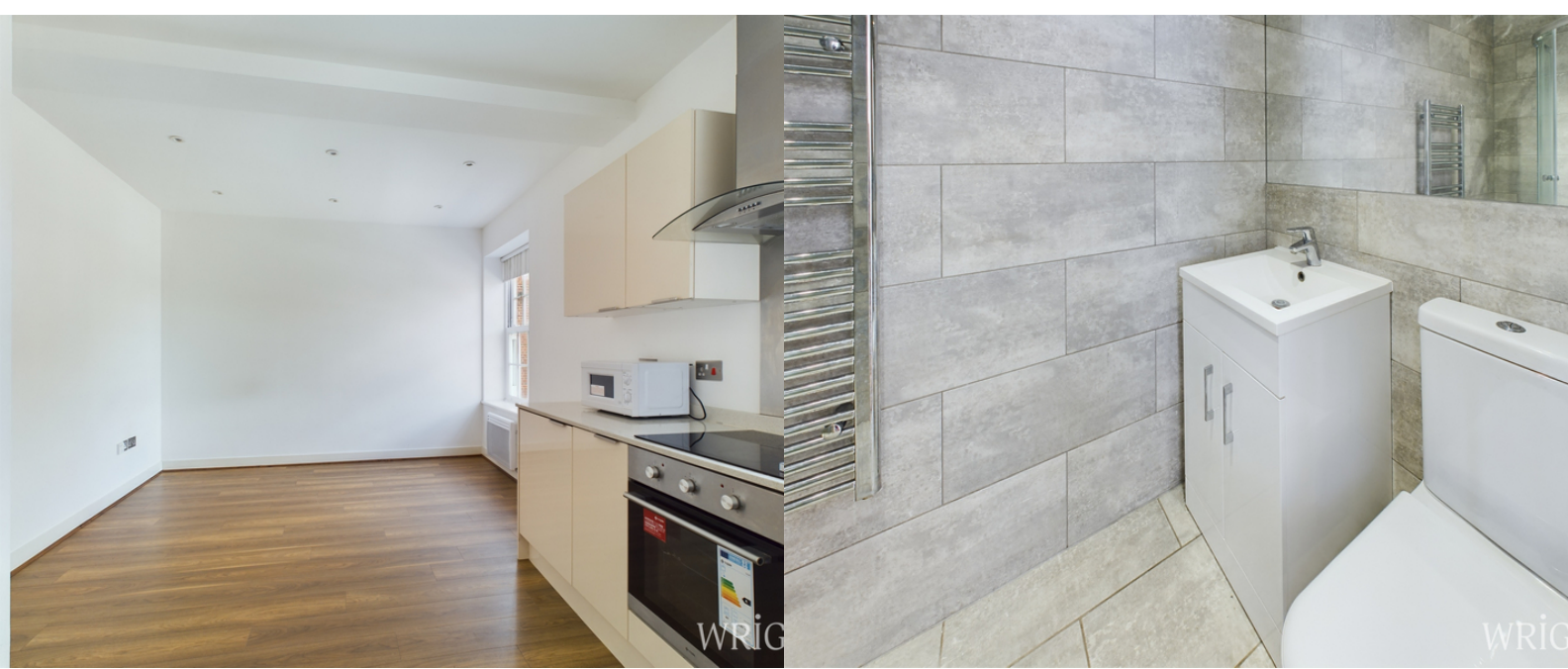
Service Charge: £550 per annum

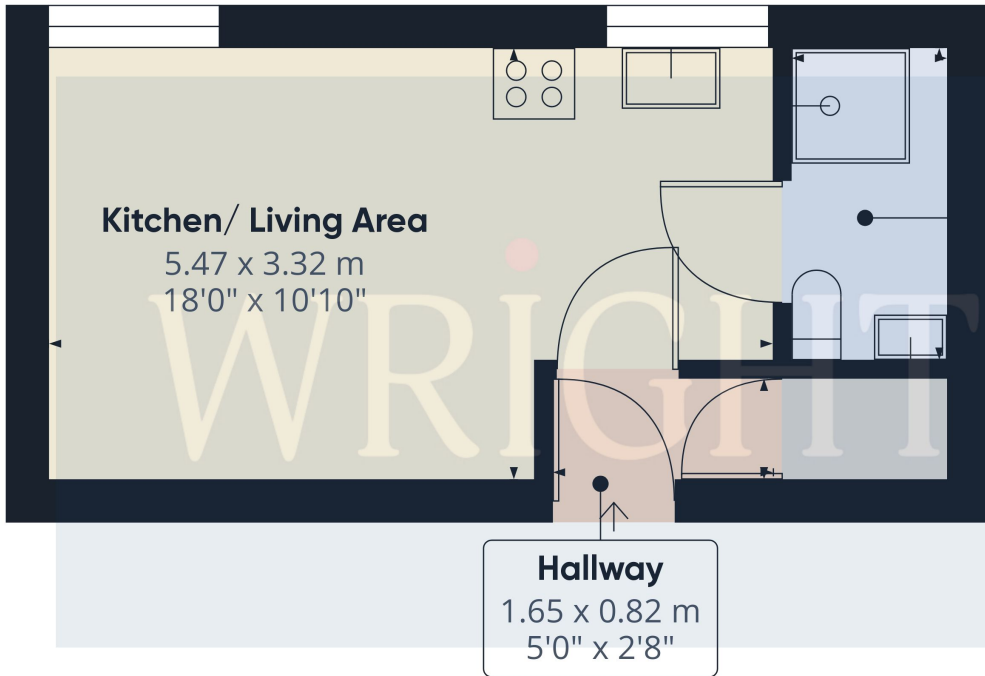
COUNCIL TAX BAND B

£1,698.78

ABOUT WELWYN GARDEN CITY

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⁾
22.59 m²
243.16 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		78
(55-68)	D	62	
(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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