



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

- CHAIN FREE
- CONVENIENT LOCATION ONLY 20 MINUTES WALK TO THE TOWN CENTRE
- STUDIO APARTMENT
- IDEAL BUY TO LET OR FIRST TIME PURCHASE
- FRESHLY PAINTED
- RESIDENTS PARKING



## PROPERTY DESCRIPTION

---

**\*\*CHAIN FREE\*\*** A great opportunity for first time buyers or investors to purchase this TOP FLOOR STUDIO APARTMENT. Situated in a convenient location. The property features double glazed windows and has been freshly painted throughout. Positioned above the Woodhall parade of shops with an abundance of stores to suit your needs. Plenty of unrestricted residents bay parking. A short stroll sees you into town where you can catch the Mainline service to Kings Cross in under 30 minutes. Original Welwyn Garden City building dating back to the 30's and incorporates many original features.



## ROOM DESCRIPTIONS

---

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

Security intercom and door. Tiled hallways and stairs leading to first and second floor.

#### APARTMENT ENTRANCE HALL

Loft access and storage cupboard.

#### KITCHEN

Plenty of space and storage solutions. Window for ventilation and light.

#### SHOWER ROOM

Shower cubicle, low level w/c and wash hand basin. Part tiled walls and window for ventilation.

#### STUDIO ROOM

Plenty of space for a bedroom and living area. Wall to wall windows overlooking the parking and green space.

#### PARKING ARRANGEMENTS

Unrestricted residents bays to the front.

#### LEASE INFORMATION

Lease: 125 Years from 1990

Service Charge: £1597.96 for the annum.

Includes buildings insurance.

Ground Rent: £50 for the annum.

#### COUNCIL TAX BAND A

£1,456.09

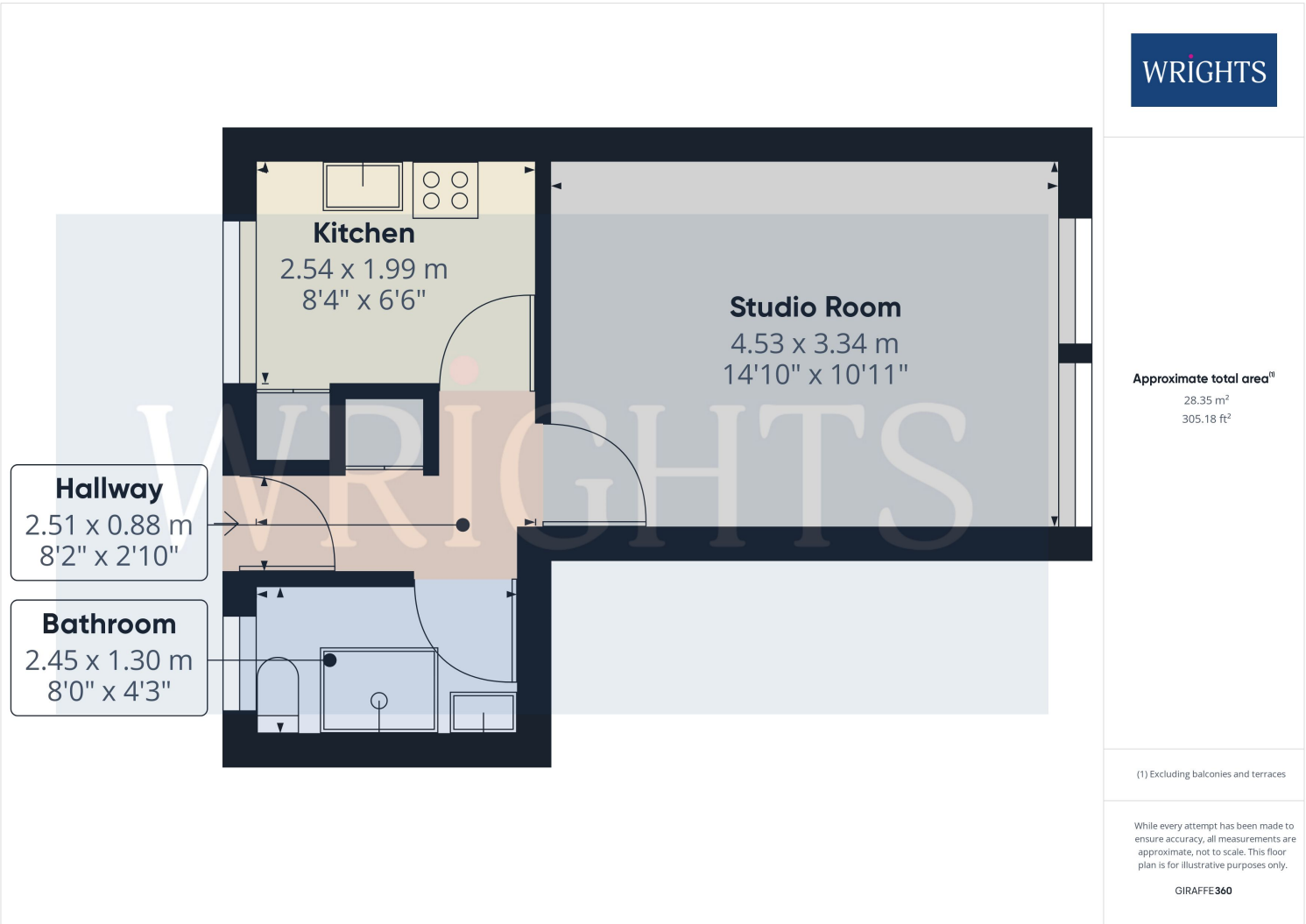
### ADDITIONAL NOTES

Due to the property being a studio flat below 30 Sq/M and above retail, a buyer seeking to purchase with a mortgage will have to provide evidence that a lender would be willing to lend on these restrictions.

### 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. 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 the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.





| Energy Efficiency Rating                    |          | Current                 | Potential |
|---|----------|-------------------------|-----------|
| Very energy efficient - lower running costs |          |                         |           |
| (92+)                                       | <b>A</b> |                         |           |
| (81-91)                                     | <b>B</b> |                         | <b>81</b> |
| (69-80)                                     | <b>C</b> |                         |           |
| (55-68)                                     | <b>D</b> |                         |           |
| (39-54)                                     | <b>E</b> | <b>40</b>               |           |
| (21-38)                                     | <b>F</b> |                         |           |
| (1-20)                                      | <b>G</b> |                         |           |
| Not energy efficient - higher running costs |          |                         |           |
| <b>England, Scotland &amp; Wales</b>        |          | EU Directive 2002/91/EC |           |

Welwyn Garden City  
36, Stonehills, Welwyn Garden City, AL8 6PD  
01707 332211  
wgc@wrightsof.com