



# Apartment 1, 38-40 Stonehills, Welwyn Garden City, Hertfordshire, AL8 6PD

- CHAIN FREE
- TOWN CENTRE AL8 FLAT
- SELECTED OFF PLAN BY THE VENDOR
- IDEAL INVESTMENT OR FIRST TIME BUY
- CURRENTLY LET AT £875 PCM
- YARDS FROM THE MAINLINE STATION
- SEPARATE KITCHEN



## PROPERTY DESCRIPTION

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**\*\* WEST SIDE TOWN CENTRE LOCATION\*\*** Offered to the market CHAIN FREE is this FIRST FLOOR studio apartment. SELECTED OFF PLAN BY THE VENDOR. FULLY INTEGRATED GRANITE KITCHEN. Positioned at the heart of the beautiful bustling Welwyn Garden City centre. A real needle in a haystack and an ideal investment opportunity. This home 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 property is currently let for £875 Pcm.



## ROOM DESCRIPTIONS

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### COMMUNAL ENTRANCE

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

### APARTMENT ENTRANCE

#### STUDIO

A spacious combined sleeping/ living area. Window to the rear elevation.

#### KITCHEN

Separate to the living area, incorporating a range of wall and base units, granite worktops and fitted appliances. Window 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: £1,164.83 for the annum.

Includes buildings insurance.

Ground Rent: £200 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.



**Studio Room**  
3.20 x 5.23 m  
10'5" x 17'2"

**Kitchen**  
2.66 x 1.78 m  
8'8" x 5'10"

**Hallway**  
1.01 x 2.70 m  
3'3" x 8'10"

**Bathroom**  
1.54 x 2.70 m  
5'0" x 8'10"

**Approximate total area<sup>(1)</sup>**  
29.18 m<sup>2</sup>  
314.05 ft<sup>2</sup>

(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+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>75</b>
(55-68)	<b>D</b>	<b>64</b>	
(39-54)	<b>E</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