



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

- CHAIN FREE
- CLOSE TO MAJOR ROAD LINKS
- SHORT LEVEL WALK TO THE TOWN CENTRE AND MAINLINE STATION
- FRESHLY PAINTED
- PLENTY OF UNRESTRICTED PARKING
- IDEAL FIRST TIME BUY OR BUY TO LET



PROPERTY DESCRIPTION

****CHAIN FREE**** We are pleased to present a fantastic opportunity for first time buyers or investors to acquire this top-floor one-bedroom flat, ideally situated in a convenient location. This property boasts upgraded double-glazed windows and a new front door, Recently freshly painted, offering a bright and inviting atmosphere. Positioned above the Woodhall Parade of shops, residents enjoy easy access to a variety of local amenities. Additionally, ample unrestricted resident parking is available. A short stroll will take you into town, where you can catch the Mainline service to Kings Cross in less than 30 minutes. This flat is housed within an original 1930s building, showcasing numerous charming original features. An ideal investment opportunity, offering a potential rental income of £850 per calendar month. Energy rating C.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE

Security intercom access.

ENTRANCE HALL

Storage cupboard and loft access.

LIVING ROOM

Open plan with the kitchen area, separated by a large opening, there is a large window to the front elevation.

KITCHEN

A range of wall and base units. The white goods are to remain. Cupboard housing the gas boiler.

BEDROOM

Storage cupboard and window to the rear elevation.

BATHROOM

Bath with shower over, low level w/c and wash hand basin. Part tiled walls and window for ventilation.

PARKING ARRANGEMENTS

Unrestricted residents bays to the front.

LEASE INFORMATION

We have been provided the following information from the vendors.

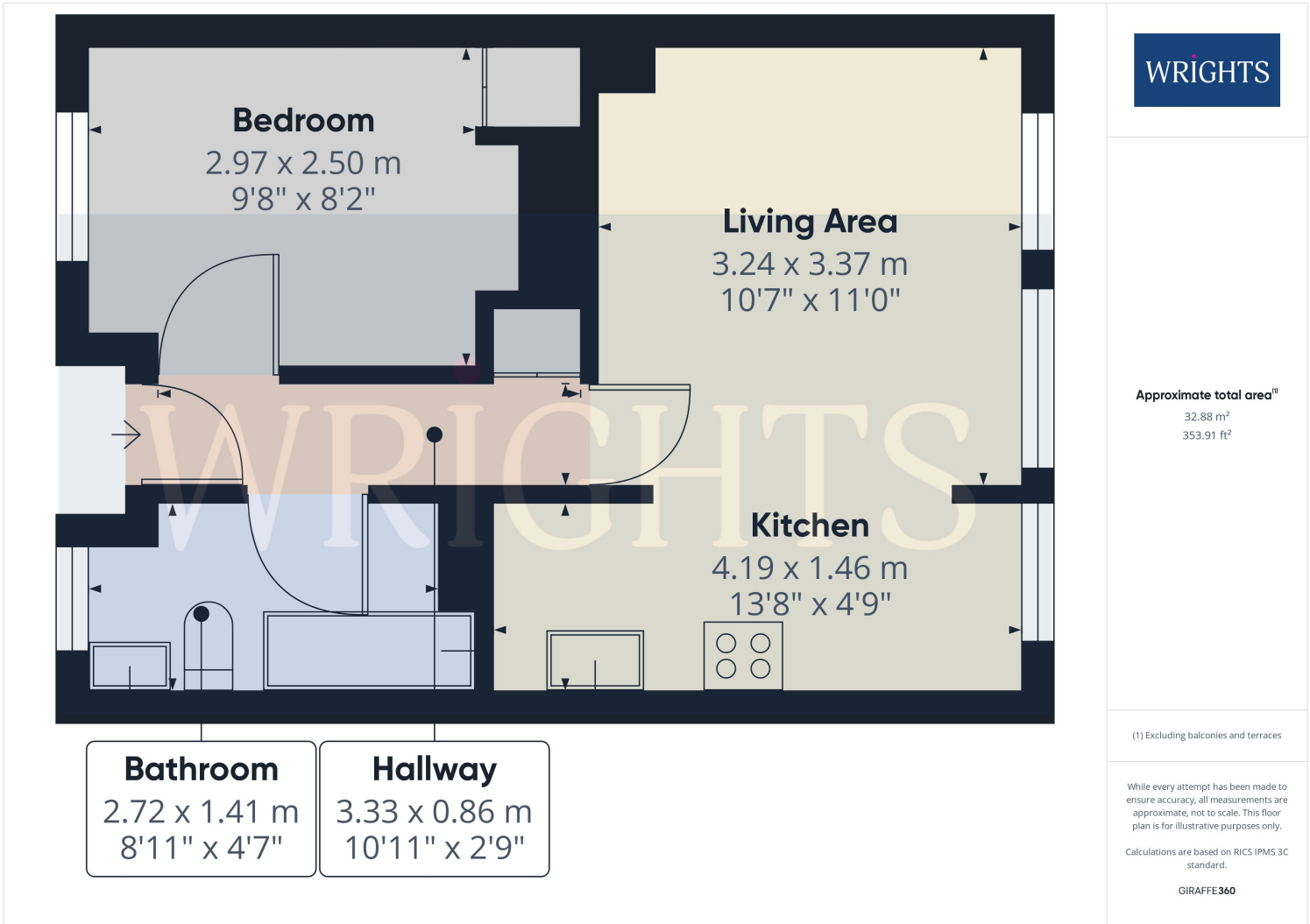
Lease: 89 Years remaining.

Service Charge: £633 for the annum, includes ground rent at £10 for the annum and buildings insurance.

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+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	

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