



Willow House Howlands, Welwyn Garden City AL7 4HN

welcome to

Willow House Howlands, Welwyn Garden City

Situated in a peaceful, off-road setting just a short walk from Welwyn Garden City town centre and the mainline train station with direct services into London, this ground floor one bedroom apartment offers the perfect combination of comfort, convenience, and tranquillity. Ideal for first-time buyers or investors, the property welcomes you with a spacious entrance hall featuring built-in storage. The bright and airy lounge provides a relaxing retreat, while the fully fitted kitchen/diner opens directly onto the communal garden - ideal for both everyday living and entertaining. The double bedroom is well-proportioned and comfortable, complemented by a bathroom complete with a shower over the bath. Additional benefits include gas central heating, double glazed windows, allocated parking, and access to a communal garden - perfect for enjoying outdoor moments in a quiet setting.



Entrance Hall

Carpet, storage cupboard x 2.

Lounge

13' 9" x 11' 7" (4.19m x 3.53m)

Double glazed window to rear, carpet, radiator.

Kitchen/Diner

13' 3" x 8' 8" (4.04m x 2.64m)

Double glazed window, laminate wood flooring, sink/drainage, gas hob, electric oven, radiator, doors to communal garden.

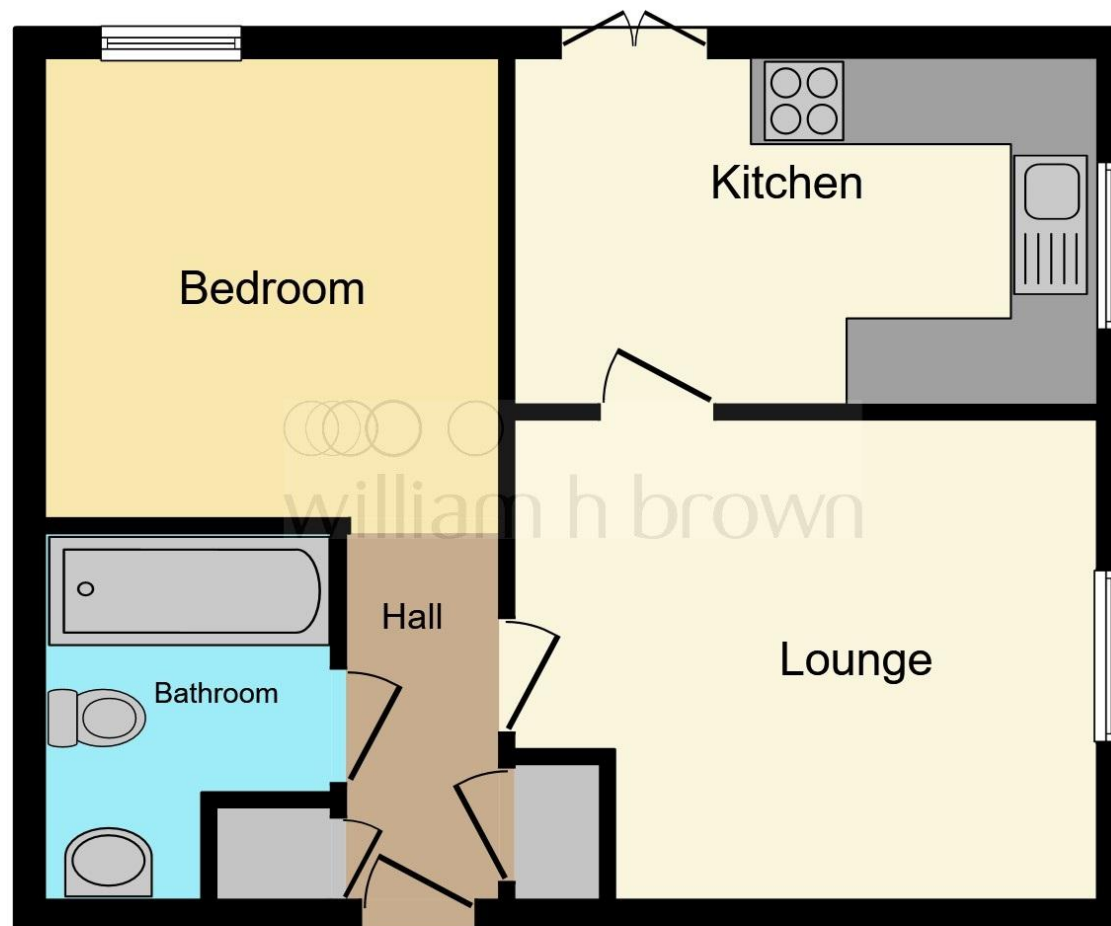
Bedroom One

10' 7" x 10' 5" (3.23m x 3.17m)

Double glazed window, carpet, radiator.

Bathroom

Laminate wood flooring, bath with shower over, W/C, wash hand basin, radiator.



Total floor area 42.7 m² (460 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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- Ground Floor Apartment
- One Bedroom
- Communal Garden
- Allocated Parking
- New Boiler

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1317.96

Ground Rent: Ask Agent



guide price

£210,000



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This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Aug 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109284 - 0003

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Please note the marker reflects the
postcode not the actual property


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