



Theodores Place Stonehills, Welwyn Garden City AL8 6NA

welcome to

Theodores Place Stonehills, Welwyn Garden City

Welcome to Theodores Place - a beautifully presented CHAIN FREE two-bedroom apartment, ideally located in the heart of Welwyn Garden City. Perfectly positioned just a short stroll from the mainline train station, this home offers a balance of town centre convenience and commuter connectivity, with direct services to London King's Cross in approximately 28 minutes. Situated on the second floor and accessible via both lift and stairwell, the apartment boasts a bright and spacious open-plan lounge/kitchen, thoughtfully designed for both comfortable living and entertaining. The property benefits from underfloor heating and is fully electric, enhancing both comfort and efficiency. Large windows allow for an abundance of natural light, complementing the contemporary interior. The apartment further features two generously sized double bedrooms and a modern bathroom. The hallway includes a built-in storage cupboard, providing valuable additional space. With approximately 995 years remaining on the lease and the added reassurance of a 6-year ICW warranty, this property offers both peace of mind and long-term security-making it an ideal purchase for first-time buyers, investors, or professionals seeking a low-maintenance lifestyle in a prime location.



Entrance Hall

Storage cupboard.

Kitchen/Lounge

Double glazed window x 3, laminate flooring, spotlights, wall and base units, sink/drainage, oven/hob, underfloor heating.

Bedroom One

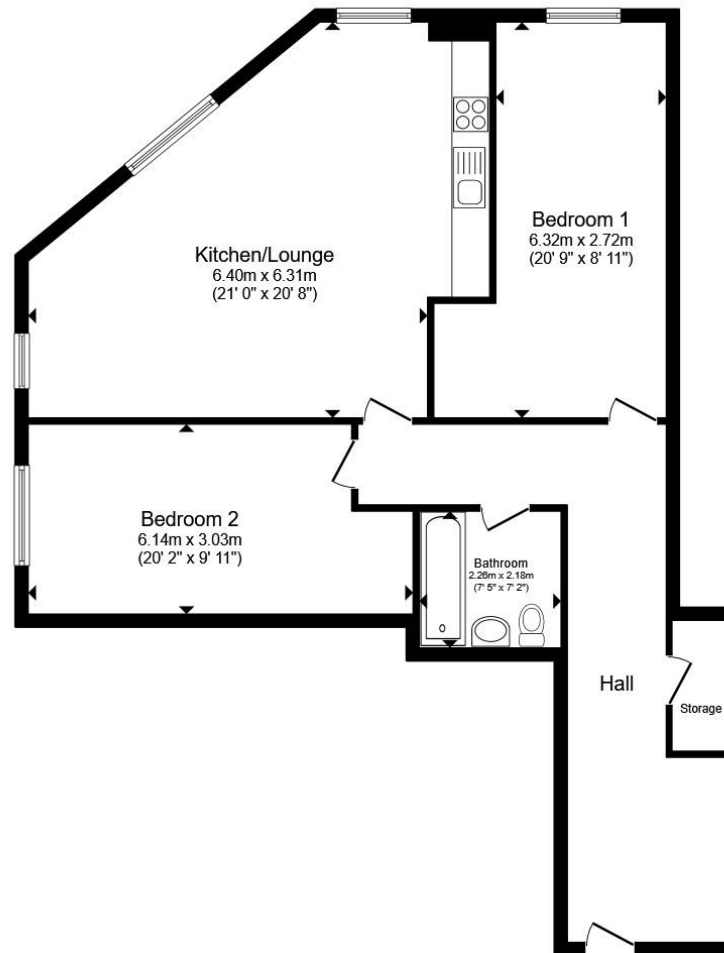
Double glazed window, carpet, spotlights, underfloor heating.

Bedroom Two

Double glazed window, carpet, spotlights, underfloor heating.

Bathroom

Bath with shower over, W/C, wash hand basin, spotlights, tiled walls, laminate flooring, heated towel rail, underfloor heating.



Total floor area 102.0 m² (1,098 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.propertybox.io


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Theodores Place Stonehills, Welwyn Garden City

- Two Bedroom Apartment
- Second Floor
- CHAIN FREE
- Town Centre Location
- 995 Year Lease

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: £2,856.00

Ground Rent: £0.00

offers in excess of

£450,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 20 May 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109758 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property

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