



18 Stonehills House Stonehills, Welwyn Garden City, AL8 6DL

Asking Price £175,000



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**\*\*STUDIO APARTMENT\*\*PERFECT INVESTMENT OPPORTUNITY \*\*** An ideal first time purchase or investment opportunity with a rental potential of up to £900pcm. This second floor studio flat located In the heart of Welwyn Garden City's Town Centre. Being just moments away from Welwyn Garden City Train Station makes commuting to London very easy. This well maintained Studio is offered CHAIN FREE.



### **Entrance Hall**

Entry phone system with useful storage/airing cupboard.

### **Living Area** 17'8" x 11'1" (5.38m x 3.38m)

Open aspect to kitchen and two windows allowing good amount of light into property.

### **Kitchen Area**

Range of base and eye level units with hob, oven and fridge freezer.

### **Bedroom Area**

Space for double bed and bedside table.

### **Shower Room**

Corner shower with shower over, Closed couple WC and vanity hand basin with mixer taps. Heated towel rail.







IN GRATITUDE

To the memory of  
the citizens of  
Welwyn Garden City  
who gave their lives  
in service to their  
Country





# STUDIO FLAT

247 sq.ft. (22.9 sq.m.) approx.

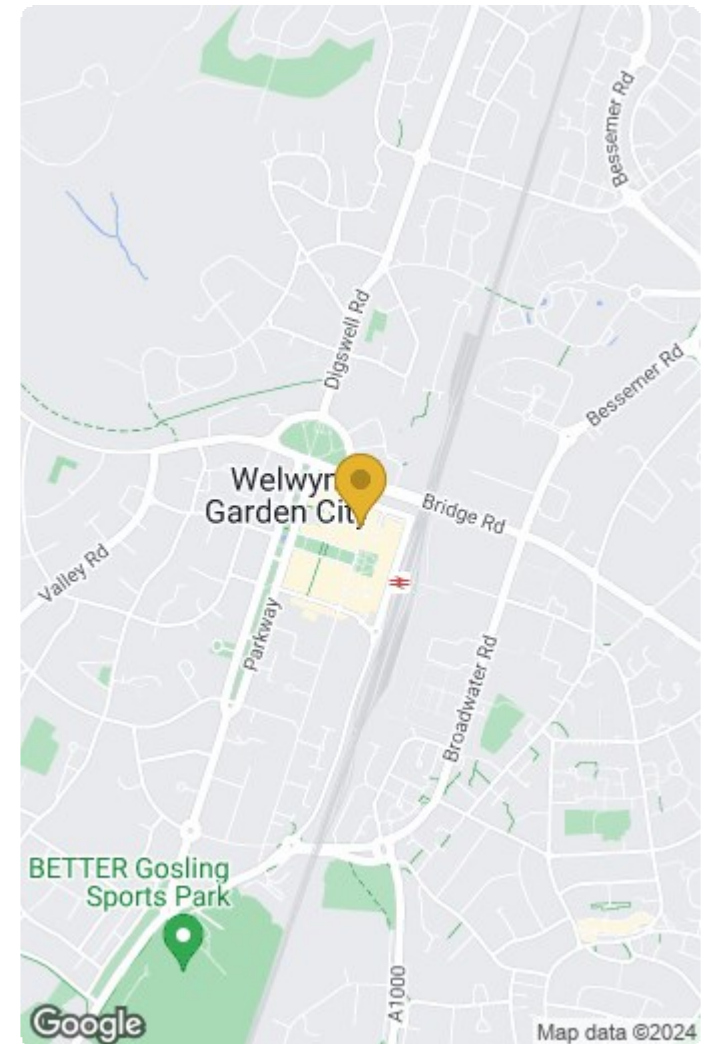


TOTAL FLOOR AREA : 247 sq.ft. (22.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating		Class	Score
Very energy efficient	Lower running costs		
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient	Higher running costs		
			78
			62
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Class	Score
Very environmentally friendly	Lower CO <sub>2</sub> emissions		
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly	Higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	

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