

Hall Barns, WELWYN GARDEN CITY AL7 2BT

william h brown

welcome to

Hall Barns, WELWYN GARDEN CITY

This 25% shared ownership two-bedroom first floor flat is located in the sought-after Hall Barns area of Welwyn Garden City, offering an excellent opportunity for first-time buyers to step onto the property ladder. The property comprises a welcoming entrance hall, spacious lounge/dining room, fitted kitchen, two well-proportioned bedrooms and a family bathroom. Further benefits include allocated parking, access to a communal garden, double glazing and gas central heating. Ideally situated close to local amenities, schools, transport links and Welwyn Garden City town centre, the property provides convenient access to the mainline train station with direct services into London, making it an ideal choice for commuters.

Agents Note: This property is currently under shared ownership in conjunction with B3 Living Housing Association who have criteria for any purchase. The advertised price is for the sellers25% share. £124.51 per week is paid to the Housing Association as rent for the retained share. Service Charge is £2401; Ground Rent is £000. Please contact with B3 Living Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.













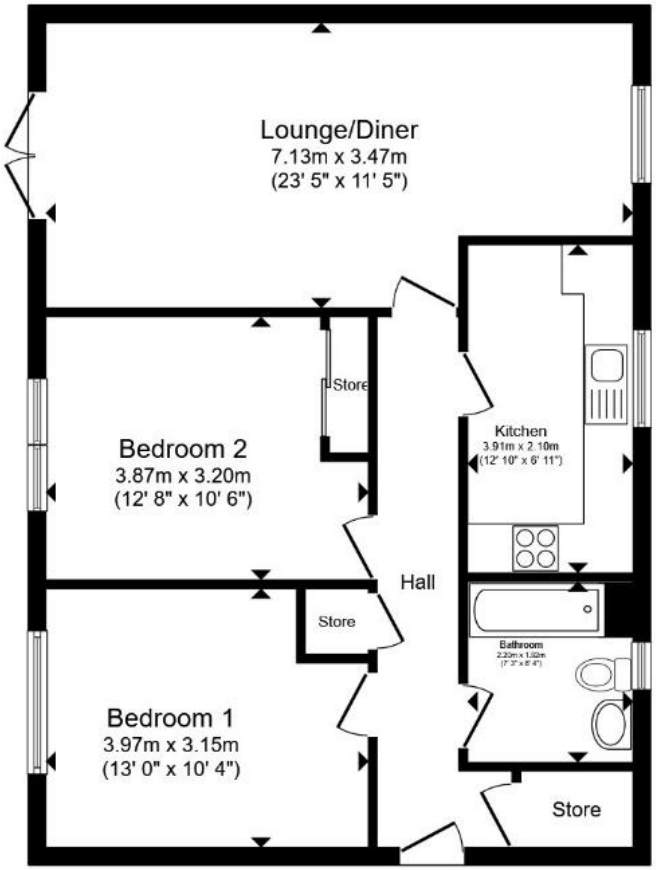
Lounge/Diner
Dual aspect double glazed window, carpet flooring, dual radiators.

Kitchen
Double glazed window, wall and base units, laminate work surfaces, hob and oven, space for washing machine and fridge freezer, stainless steel sink and drainer.

Bedroom One
Double glazed window, carpet flooring, single radiator.

Bedroom Two
Double glazed widow, carpet flooring, single radiator.

Bathroom
Double glazed window, half tiled walls, wash hand basin, W/C, bath, double radiator.



Total floor area 71.4 m² (769 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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- 25% SHARED OWNERSHIP
- Two Bedroom Flat
- Frist Floor
- Communal Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2401.00
Ground Rent: Ask Agent



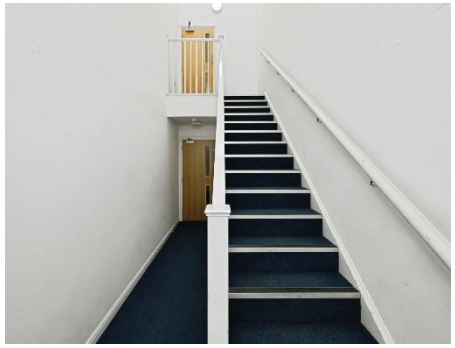




shared ownership

£73,750









Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109941 - 0002

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

william h brown

01707 324361

WelwynGardenCity@williamhbrown.co.uk

53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG

williamhbrown.co.uk