



# 440 Howlands, Welwyn Garden City, Hertfordshire, AL7 4HA

- CHAIN FREE
- APARTMENT WITH LARGE GARAGE
- POTENTIAL TO CREATE A SPLIT LEVEL MAISONETTE (STPP)
- CUL-DE-SAC
- OVERLOOKING A GREEN

- IDEAL INVESTMENT OR FIRST TIME BUY
- SUPER LOW SERVICE CHARGE AND ONLY £10 GROUND RENT
- POPULAR RESIDENTIAL LOCATION
- CLOSE TO HOLLYBUSH SHOPS
- UPGRADED FRONT DOOR WINDOWS AND BOILER





## PROPERTY DESCRIPTION

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**\*\*POTENTIAL TO CREATE A SPLIT LEVEL MAISONETTE\*\*** Such a rare opportunity to purchase this first floor studio apartment with its own LARGER THAN AVERAGE GARAGE. Neighboring homes have created split level accommodation by converting the garage into a bedroom and en-suite with staircase accessed from the main studio room. Presented in a well presented condition, this property is unusual and a wonderful opportunity for First time buyers or investors. Benefiting from a LONG LEASE and SUPER LOW SERVICE CHARGE AND GROUND RENT. The property also features an UPGRADED FRONT DOOR, WINDOWS AND BOILER. A small block of just seven properties which overlook a green and are at the end of a Cul-de-sac. Conveniently located, the Hollybush shops are close by whilst for the commuter, the town centre and mainline station is easily reached. In addition the location provides easy access to the A1M and A414. As a studio with the garage an investor could achieve in the region of £900 PCM. Once converted, the potential rental could be in the region of £1150 PCM. Energy Rating D.





## ROOM DESCRIPTIONS

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### COMMUNAL ENTRANCE

Key fob and intercom access. Staircase and open terrace walkway leading to the flat.

### ENTRANCE HALL

Replacement front door, airing cupboard housing the upgraded boiler.

### KITCHEN

A great range of wall and base units, white goods to remain. Window to the rear elevation.

### SHOWER ROOM

Three piece white suite, window to the rear elevation.

### STUDIO ROOM

Large window overlooking the green and storage cupboard. In this room, neighboring homes have created a staircase down to the converted bedroom area.

### GARAGE

Larger than average, accessed an up and over door. Window to the front elevation. Such a versatile space, neighbouring homes have utilised this space to create a bedroom, en-suite plus a store to the garage door side.

### PARKING ARRANGEMENTS

Unrestricted residents parking bays to the front.

### MATERIAL INFORMATION

Lease: 100 Years remaining.

Ground Rent: £10 For the Annum.

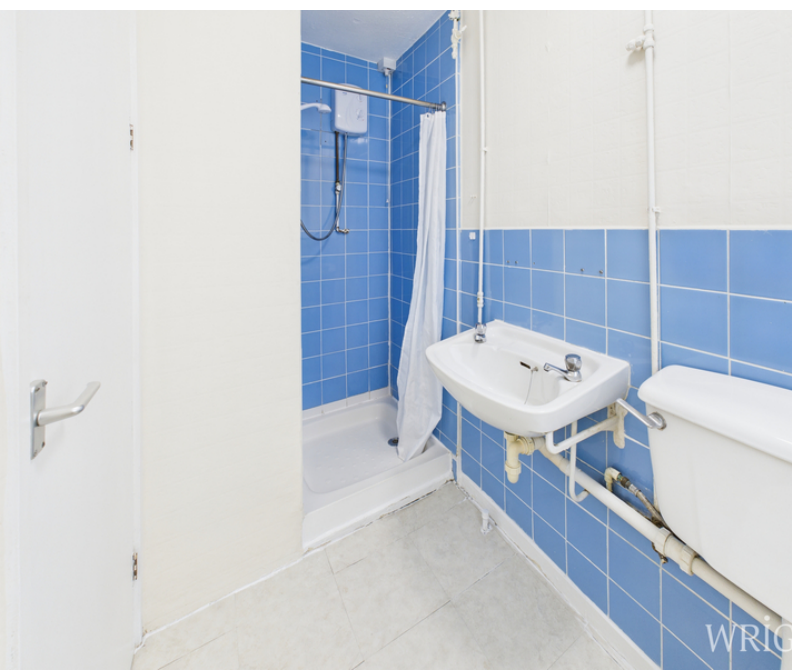
Service Charge: £485.56 for the annum.

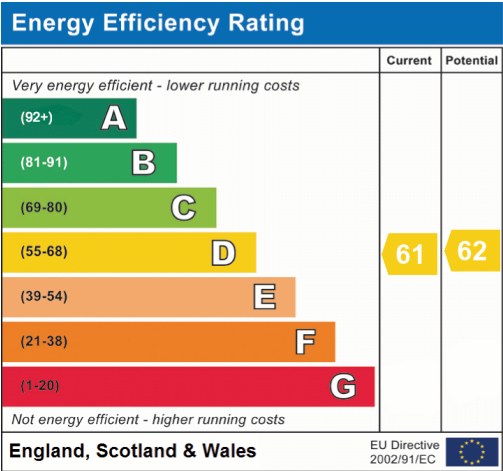
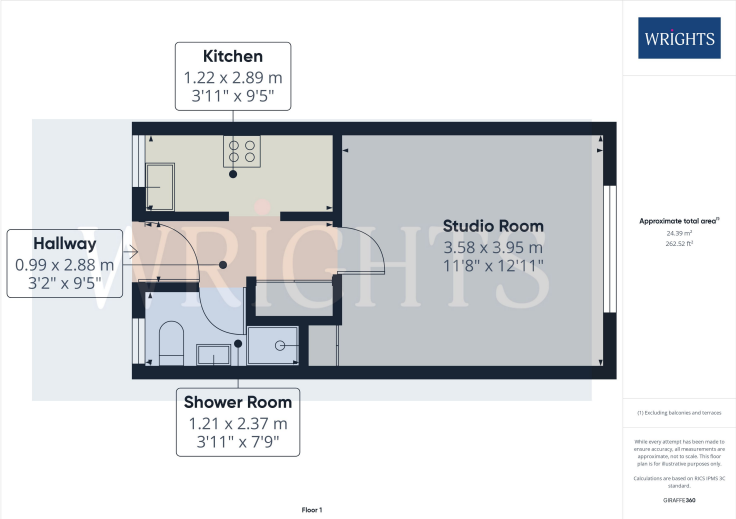
Includes the Ground Rent and buildings insurance.

Council Tax Band A.

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualised as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal points are the Howard Centre home to popular high street retailers and a John Lewis department store. Complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





Welwyn Garden City  
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