


**Stonehills House**  
**Stonehills**  
**Welwyn Garden City**  
**AL8 6DL**

 **2 Double Bedrooms**

 **1 Bathroom**

 **1 Reception Room**

 **No Parking**

 **No Garden**

 **EPC Band C**

**Council Tax Band: D**  
£2,184.15 Apr 24/Mar 25.

**Leasehold:** 125 years from 1 Mar 2017  
Service Charge: £2142 pa  
Ground Rent: £295 pa

**Offers in Excess of**  
**£300,000 Leasehold**

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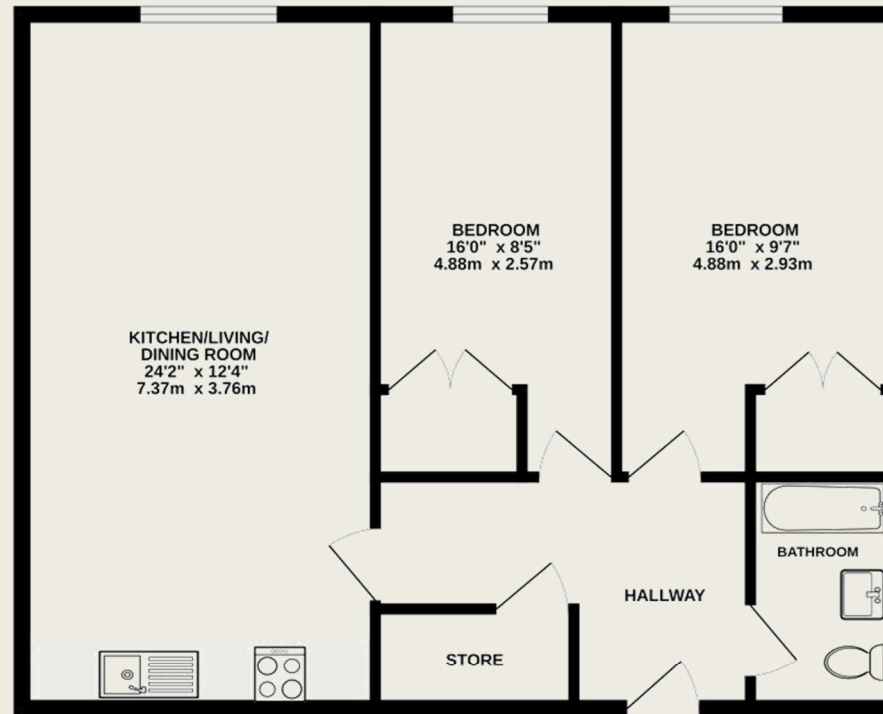
A stunning top floor apartment situated in the heart of the town centre. The property benefits from spacious accommodation, two double bedrooms and is being sold with no onward chain.

### Description

Welcome to this luxurious property located in the heart of Welwyn Garden City! Presenting a pristine, never-occupied, top-floor two bedroom apartment that defines modern elegance. As you enter through the secure system and ascend the staircase, you're greeted by a vast hallway leading to a model-spec bathroom with a gleaming white three-piece suite. The two generously sized double bedrooms feature built-in storage and sizeable windows, bathing the rooms in natural light. The spacious kitchen-diner boasts high-spec appliances, ample storage and an additional window that frames the town's vibrant energy. This immaculate property is a haven of comfort, offering a stylish and contemporary lifestyle. Perfectly situated in the town centre, it provides convenience without compromising on tranquillity. Being sold with no onward chain.

### Location

Stonehills is located in the middle of Welwyn Garden City town centre. The property itself is above commercial premises and forms part of a modern, well-maintained building. A more convenient location would be hard to find, with everything on your doorstep here, including the mainline rail station which gives fast and frequent connections into London.



THIRD FLOOR  
732 sq.ft. (68.0 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurements and position of each element is approximate and must be viewed in situ.

#### Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

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