

BELVOIR!

Welwyn
9 High Street, Welwyn, Hertfordshire, AL6 9EE

St Marys Court, Ottoway Walk, Welwyn, Hertfordshire AL6



Asking Price £410,000 Freehold

Call: 01438 717701

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**** CHAIN FREE ** OVER 55's.** A generous Two bedroom, Two bathroom End Terrace House situated in this charming exclusive sought after development within walking distance of WELWYN VILLAGE. The property comprises Entrance Hallway, Ground Floor Cloakroom, Spacious Lounge/Dining Room, Fitted Kitchen, Two Double Bedrooms and Two En-Suites, OWN REAR GARDEN AND GARAGE. St Mary's Court is just a short walk from Welwyn Village where you will find a wonderful array of amenities. Service charge of £155pcm.



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Entrance Hall
6'11" x 4'3" (2.11 x 1.30)
Coir flooring, radiator, access to;

Cloakroom
6'11" x 2'11" (2.11 x 0.89)
Lino flooring, wash hand basin, radiator, window to front.

Lounge
10'4" x 16'11" (3.15 x 5.16)



Carpeted, stairs to first floor with storage underneath, radiator, electric fireplace, window to rear, French doors to rear garden.

Dining Room
8'3" x 9'10" (2.54 x 3)
Carpeted, radiator, window to rear.

Kitchen
8'3" x 9'10" (2.54 x 3)



Lino flooring, range of eye and base level units, oven, hob, extractor, boiler, window to side, door to side, plumbing for washing machine and dish washer, space for free standing fridge/freezer, radiator.

Landing
2'11" x 10'5" (0.91 x 3.18)
Carpeted, stairs to ground floor, window to front, airing cupboard housing water tank.

Bedroom One
10'11" x 12'11" (3.35 x 3.96)



Carpeted, window to rear, built in wardrobes, radiator.

En-Suite Bathroom
5'8" x 9'10" (1.75 x 3.02)



Tiled flooring, part tiled walls, window to front, walk in shower, panelled bath, w.c., wash hand basin, heated towel rail, spotlights.

Bedroom Two
12'0" x 9'8" (3.66 x 2.97)



Carpeted, window to rear, radiator, window to side, built in wardrobe, loft hatch.

En-Suite Shower Room
4'9" x 5'6" (1.45 x 1.68)

Lino flooring, window to front, walk in shower, w.c., wash hand basin, radiator.

Outside



Paved patio, storage cupboard, shrubs and foliage surrounding, wrap around to the side with side access to the kitchen and access to the front. Garage en-bloc, ample visitors parking.

Disclaimer

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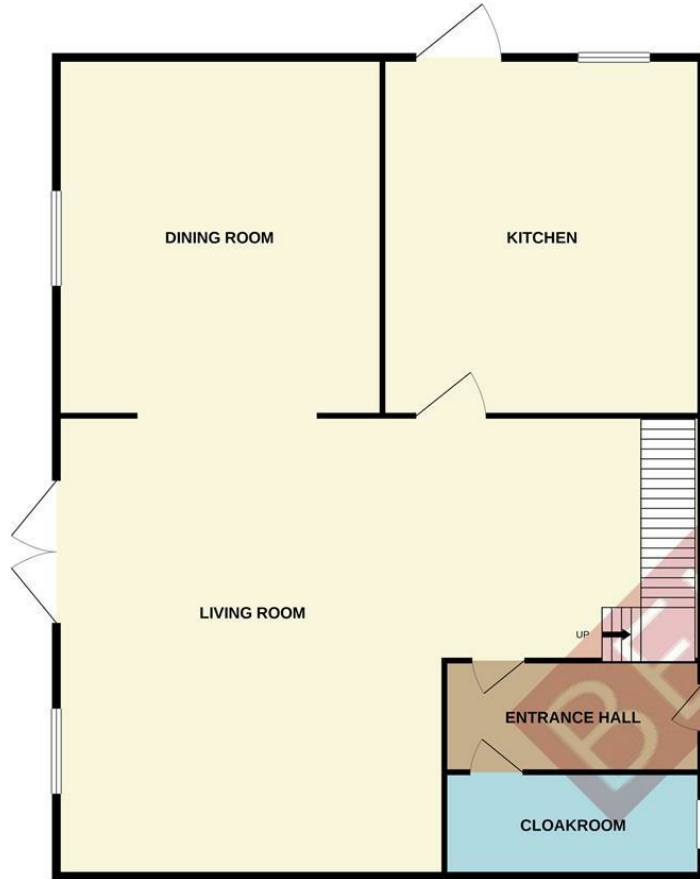


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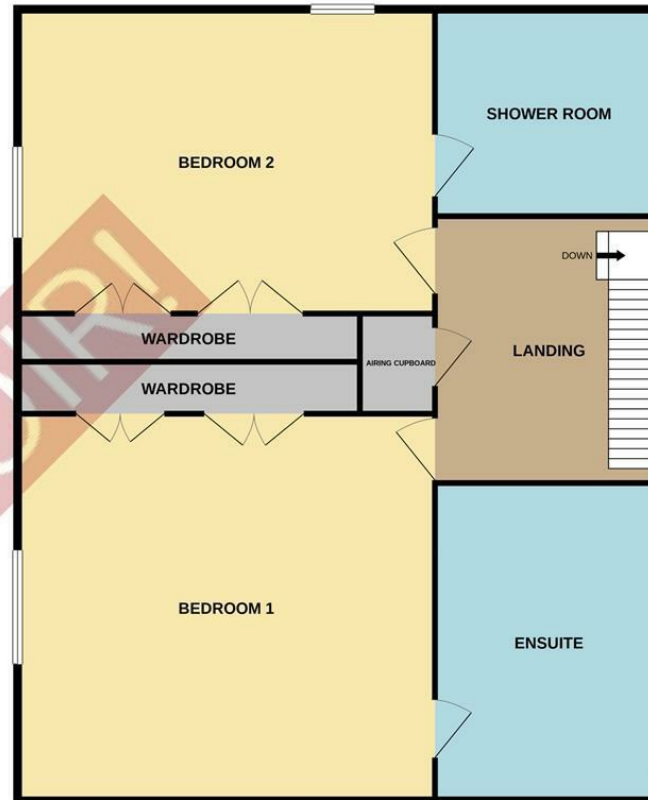
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GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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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