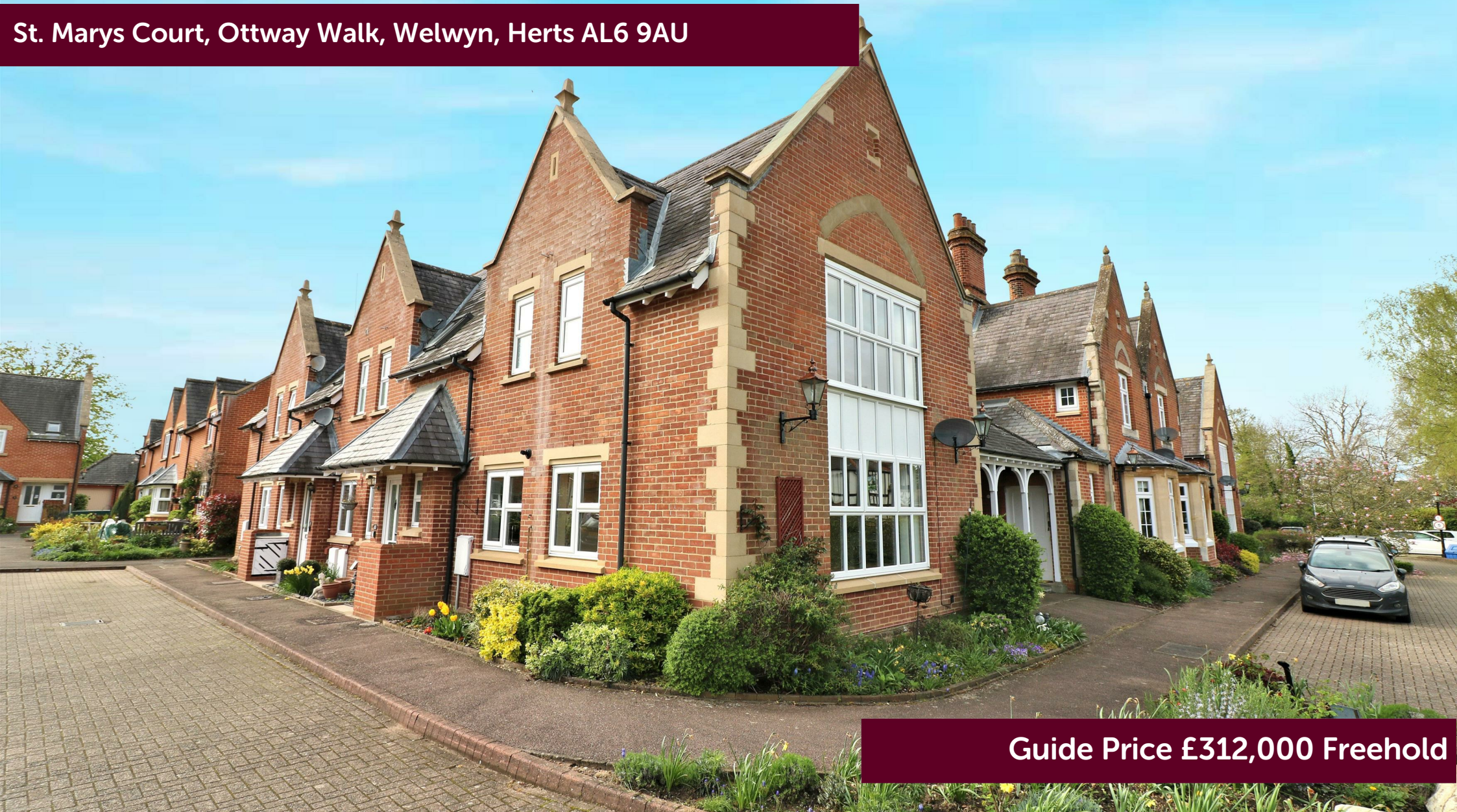


BELVOIR!

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

St. Marys Court, Ottway Walk, Welwyn, Herts AL6 9AU



Guide Price £312,000 Freehold

Call: 01438 717701

belvoir.co.uk

BELVOIR!

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

A bright and spacious 2 bedroom, retirement home in this charming development close to the centre of Welwyn Village. The property benefits from a modern kitchen and is in good decorative order throughout.

Ground floor accommodation comprises of an Entrance Hall, downstairs Cloakroom, spacious Lounge/Diner and a newly fitted Kitchen with modern appliances. To the first floor there is a large Master Bedroom boasting dual aspect windows, an immaculate Shower Room and a second Bedroom. Externally there are beautiful communal gardens, with seating areas, fountains and ponds.

This wonderful property is not to be missed and also benefits from gas central heating and an allocated parking space directly outside the front door, with ample visitors parking spaces nearby. This extremely sought after retirement development for the over 55s is located in the popular village of Welwyn offering extensive amenities which include a wide range of sporting facilities, independent shops and Tesco Express, restaurants and doctors surgery. Most transportation links are close by with a bus stop right outside the property, the A1(M) Junction 6 half a mile away and Welwyn North mainline station two miles away (London King's Cross).



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**Entrance Hall
Cloakroom**



**Kitchen
8'5" x 7'6" (2.57m x 2.31m)**



**Bedroom Two
7'4" x 6'11" (2.26m x 2.12m)**



**Lounge Diner
19'3" x 18'5" (5.89m x 5.62m)**



**First Floor Landing
Master bedroom
18'5" x 11'10" (5.62m x 3.61m)**



Bathroom



Outside
Stunning communal gardens,

Agents Notes
Belvoir are advised;
Development charge - £250pcm to include maintenance of communal grounds,
buildings insurance etc.

BELVOIR DISCLAIMER
Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of fixtures, fittings and/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.

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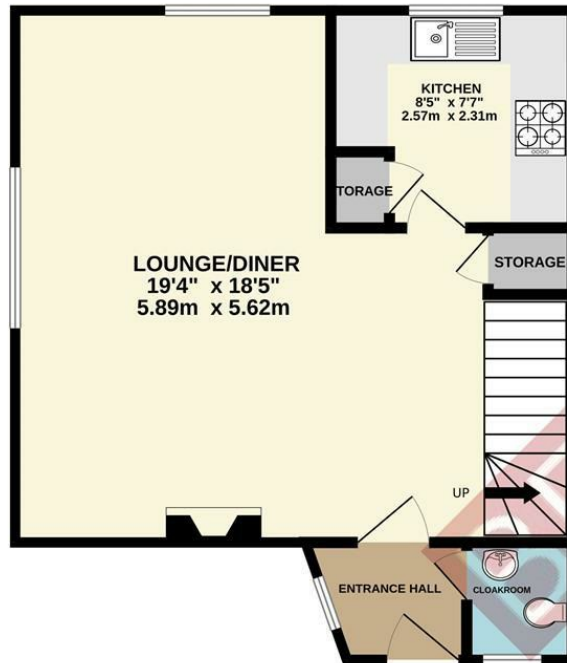
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ST MARYS COURT
PRIVATE DRIVE
AND GARDENS



GROUND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	