



Because property is personal with...

Wendover Lodge, Welwyn

BELVOIR!

Guide price £525,000



Key Features

- CHAIN FREE
- HIGHLY SOUGHT-AFTER DEVELOPMENT
- FRONT AND REAR VIEWS
- STUNNING COMMUNAL GARDENS
- GATED DEVELOPMENT WITH TWO ALLOCATED PARKING SPACES
- TWO/THREE BEDROOM APARTMENT
- EPC rating TBC
- Share of freehold





Stunning and Spacious 2/3-Bedroom Apartment in the Heart of Welwyn Village - Chain Free

Belvoir proudly presents this stunning and exceptionally spacious 2/3-bedroom apartment, perfectly positioned within a highly sought-after private development in the historic and picturesque conservation area of Welwyn Village. Offering over 1,000 sq. ft. of beautifully designed accommodation, this chain-free property boasts modern luxury, elegance, and convenience, while embracing a peaceful village lifestyle.

Property Overview:

Upon entering this beautifully presented apartment, you are greeted by an airy and welcoming atmosphere, with large windows offering dual-aspect views that flood the living spaces with natural light from both the front and rear. The neutral decor throughout provides a blank canvas, allowing new owners the flexibility to personalize the space to their own taste and style.

The apartment's generous proportions and well-planned layout ensure comfort and practicality, making it an ideal home for professionals, downsizers, or anyone seeking a blend of modern living with a serene and tranquil setting.

Accommodation Highlights:

- **Main Bedroom with En-Suite:** A spacious and beautifully appointed double bedroom offering built-in storage and a sleek, modern en-suite bathroom for added luxury and convenience.
- **Second Bedroom:** Another generously sized

double bedroom, perfect for guests or family members, providing ample space for relaxation and storage.

- **Third Bedroom/Study:** A versatile room that can serve as a guest bedroom, home office, or study, offering flexibility to suit the buyer's needs.

- **Expansive Lounge Area:** The bright and airy living room boasts dual windows with scenic views over the meticulously maintained communal gardens, creating a peaceful and relaxing atmosphere. The large windows flood the space with natural light, making this an ideal spot to unwind or entertain guests.

- **Modern Fitted Kitchen/Diner:** The stylish, well-equipped kitchen features high-end Neff integrated appliances, including a microwave, oven, fridge/freezer, dishwasher, and washing machine. The generous dining area provides a fantastic space for hosting dinner parties or enjoying family meals.

Exclusive Features:

- **Share of Freehold:** This property offers the added benefit of a share of the freehold, providing long-term security and low-maintenance ownership.
- **Private Underground Parking:** Secure, gated underground parking is provided for two vehicles, with additional visitor parking available on-site, ensuring convenience and peace of mind.
- **Lift Access:** The building is equipped with lift access to all floors, making it accessible for all,





while adding an extra touch of luxury and convenience to daily living.

- **Communal Gardens:** Residents enjoy beautifully landscaped communal gardens, offering a peaceful outdoor space with private access to a charming pathway leading directly into Welwyn Village. This creates an ideal setting for relaxing walks, outdoor dining, or simply enjoying the tranquility of the village.

- **Automated Gated Entrance:** The development benefits from an automated gated entrance, offering an enhanced level of security and exclusivity.

Location Highlights:

Set within the historic and desirable Welwyn Village, this apartment enjoys a prime location that blends village charm with modern convenience. Welwyn Village is known for its vibrant community, charming shops, local eateries, and beautiful surrounding countryside. With a rich history and stunning architecture, the village offers a tranquil setting, perfect for those who seek peace while still being well-connected to nearby urban centers.



For commuters, the location is ideal. With easy access to Welwyn North station, you can reach London Kings Cross in approximately 30 minutes, making it a fantastic option for city workers looking for a more relaxed home life.

Early viewing is highly recommended to fully appreciate the quality, elegance, and prime location that this beautiful apartment has to offer. Don't miss the opportunity to secure a home in one of Welwyn Village's most prestigious developments.

Communal Entrance

Entrance Hallway

Sitting Room

Kitchen/Diner

Bathroom

Master Bedroom

En-Suite

Bedroom Two

Bedroom Three/Study

Agent's Notes

Belvoir are advised:

Council tax - Welwyn Hatfield Band

Tenure - Share of Freehold

Service Charge - £4219.26 per annum to include:
Secretarial/Cleaning/Gardens/Communal electricity/Communal
water/Maintenance/Lift Service/ TV/Security/ Buildings
Insurance.

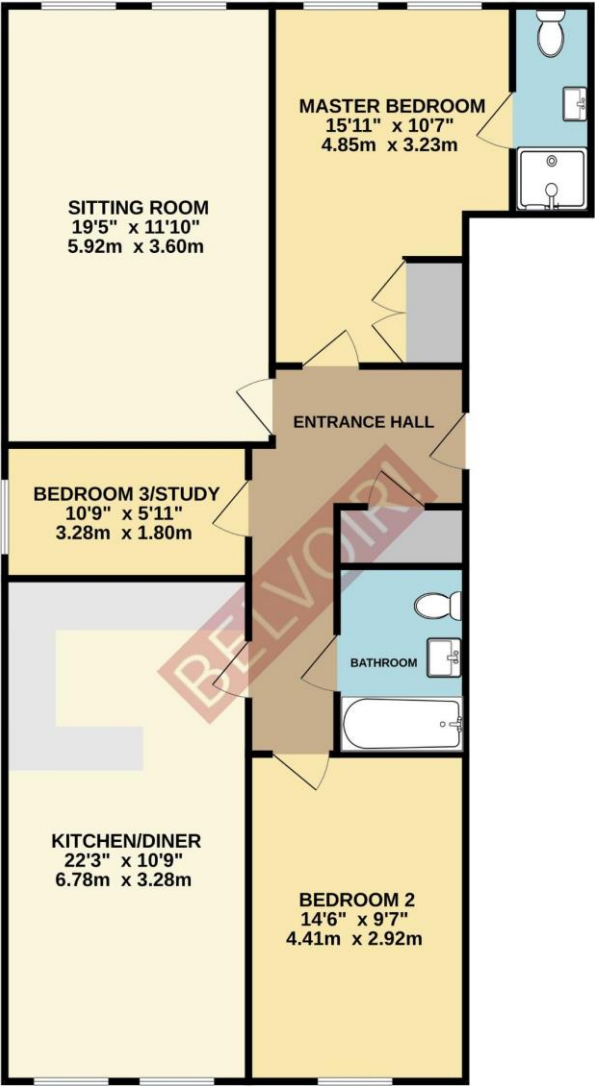
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Every care has been taken with the preparation of these particulars, but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask or professional verification 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.



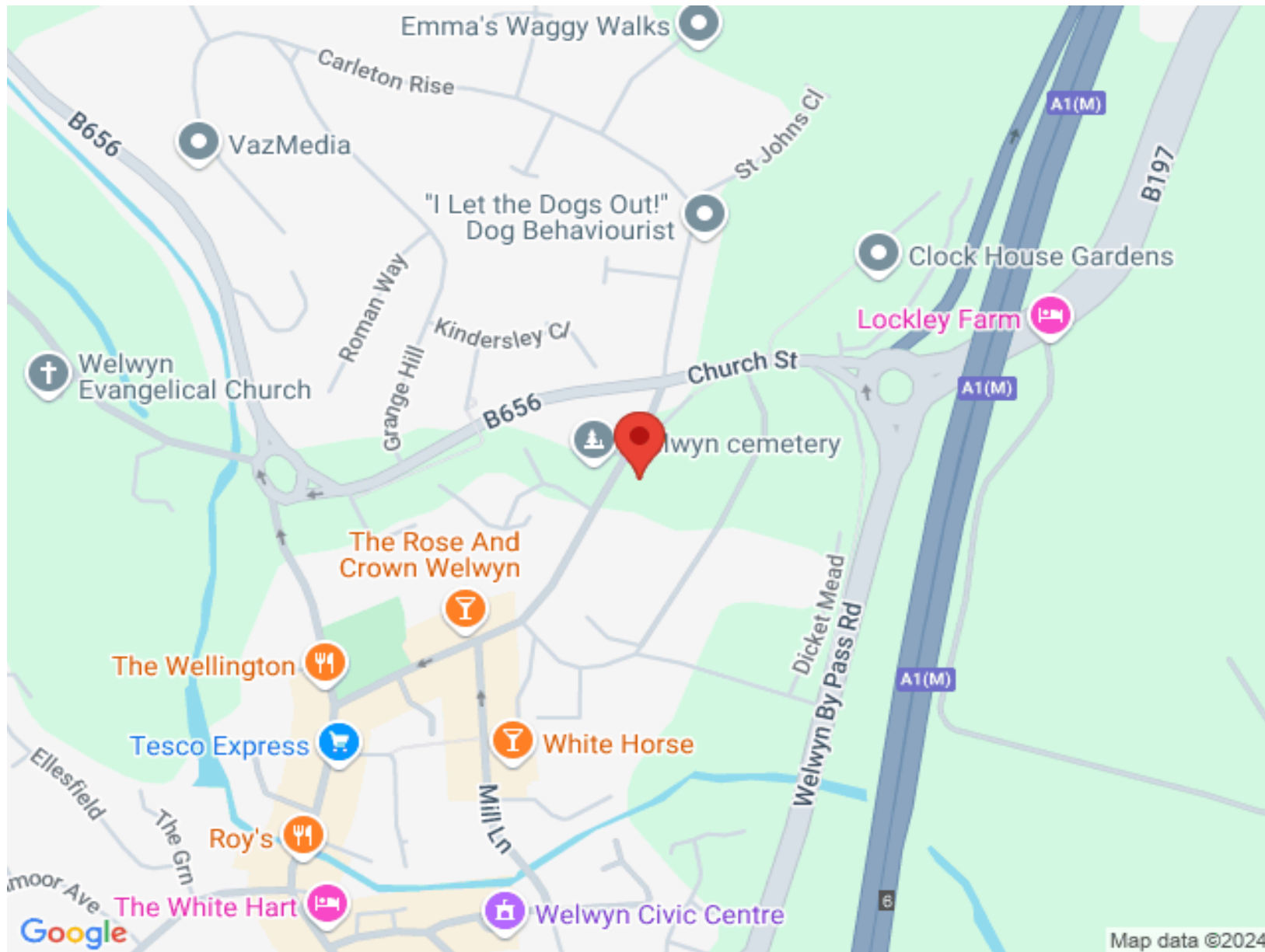


FIRST FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



TOTAL FLOOR AREA : 1019 sq.ft. (94.7 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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