



Connells

Belgae Lodge Tomlinson Court
Welwyn

Belgae Lodge Tomlinson Court Welwyn AL6 9GE

for sale
£400,000



Property Description

Set within the highly sought-after Wilshire Park development, this beautifully presented one-bedroom ground floor apartment combines generous proportions with a contemporary finish throughout. Offering direct access onto the well-kept communal gardens, this exceptional home enjoys a tranquil setting within easy reach of Welwyn Village and its array of local amenities.

This impressive apartment welcomes you into a spacious entrance hallway with two large storage cupboards. The heart of the home is a bright and airy open plan living area, ideal for both relaxing and entertaining. The modern fitted kitchen features sleek cabinetry, integrated appliances and ample worktop space.

The property benefits from a large double bedroom, comfortably accommodating further furnishings, and a stylish three-piece bathroom finished to a high standard.

A real highlight is the private terrace which runs along the side and rear of the property, providing an ideal space for outdoor dining or quiet relaxation. A gate offers direct access onto the beautifully maintained communal grounds, enhancing the feeling of openness.

Externally, the apartment includes allocated parking, and residents can enjoy the landscaped gardens and peaceful surroundings of this exclusive development.

Conveniently positioned within walking distance of Welwyn Village, residents can take advantage of local shops, cafés, and amenities, along with excellent transport links.

Entrance Hall

Alarm system, two storage cupboards with plumbing for washing machine.

Lounge

15' 9" x 33' 3" max into kitchen (4.80m x 10.13m max into kitchen)

Two double glazed doors one to the side and one to the rear. Storage cupboard and two radiators.

Kitchen Area

10' 6" Into kitchen x 15' 9" (3.20m Into kitchen x 4.80m)

Cupboards at wall and base level, gas hob with extractor, Quartz work surface, integrated dishwasher, fridge freezer and oven. 1.5 bowl stainless steel sink and mixer taps. Tiled splashback.

Bedroom One

16' 5" x 10' 2" (5.00m x 3.10m)

Double glazed window to the rear, radiator.

Bathroom

Three piece suite comprising of wall mounted w/c, wall mounted wash hand basin, panel enclosed bath tub with shower over, predominantly tiled, heated towel rail.

Garden Area

This property come with a wrap around patio to the side and to the rear.

Leasehold Information

This lease has a length of 150 years from 1 January 2018.

The Service charges are £1300 per annum and Ground rent is £250 per annum.

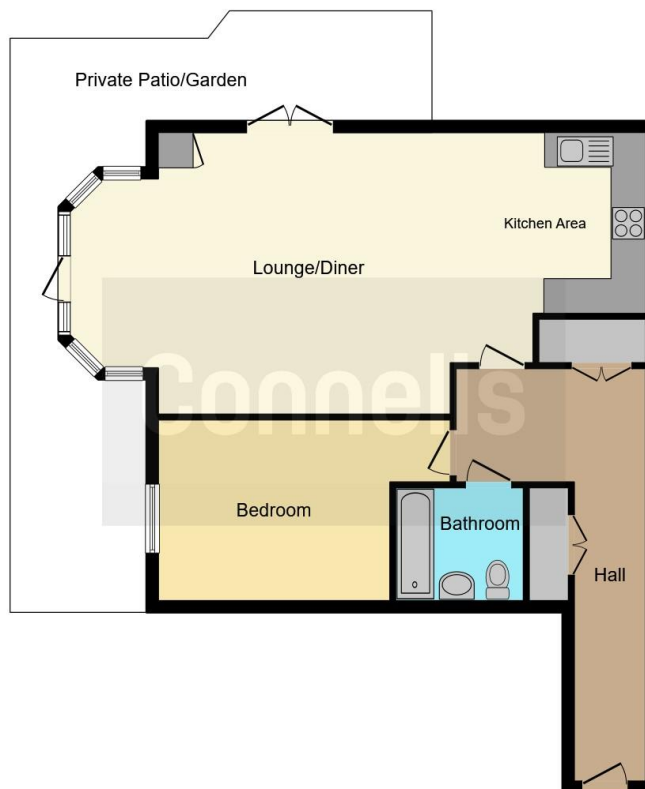
Externally

Communal bike area. Under cover allocated parking bay.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Council Tax
 Band: D

Service Charge:
 1300.00

Ground Rent:
 200.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306961

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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