



Bryan Bishop
and partners

Tomlinson Court
Welwyn, AL6 9GE

Guide price £375,000



Tomlinson Court

Welwyn, AL6 9GE

Summary:

Bryan Bishop and Partners are delighted to bring to the market this stunning one bedroom apartment located on the first floor of Tomlinson Court, a prestigious development of exclusive residences set in extensive and beautifully maintained grounds within the highly desirable Wilshere Park area of Welwyn. This property is presented in immaculate order, and benefits from premium quality fixtures and fittings, perfectly proportioned living space, a delightful parquet floor throughout and an allocated parking space within the grounds.

Accommodation:

The neat and stylish entrance hall gives ready access to the first floor by a wide stairwell and a lift. Once within the property one is greeted by a large and well shaped hallway, with abundant storage and the glorious herringbone design parquet floor which extends through all of the rooms except the bathroom. From here doors lead into the bedroom, bathroom with separate bath and walk in shower, and the fabulous kitchen/dining/living room.

The kitchen/dining/living room is a wonderful space. Light floods in through two windows set into different aspects overlooking the immaculately maintained mature grounds and the attractive architecture that defines this premium development. The room extends to nearly twenty-seven feet long and over sixteen feet wide, giving you great flexibility to plan the layout to suit your individual needs. A neat recess at one end is dedicated to the fitted kitchen with a comprehensive range of wall and floor mounted cupboards providing ample storage and worktop area whilst also housing a full array of integrated appliances. This area would easily accept an additional island to enhance the generous storage even further, and maybe also incorporate a breakfast bar. The remainder of the room is left open plan, and is comfortably capacious enough to accommodate a large dining suite and plenty of casual lounge seating, as well as a home office area if required.





The bedroom is a very large double and again blessed with perfect proportions. Matching the arrangement in the kitchen/dining/living room, it boasts a lovely light, bright ambience thanks to the windows placed in two separate aspects. Substantial fitted wardrobes provide ample storage as well as aiding the free flow of daylight with fully mirrored doors.

Exterior:

Extensive communal gardens give this property fabulous views as well as a wonderful open feel. Plenty of parking is available in the grounds for visitors and there is an allocated parking space for your exclusive use.

Location:

This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

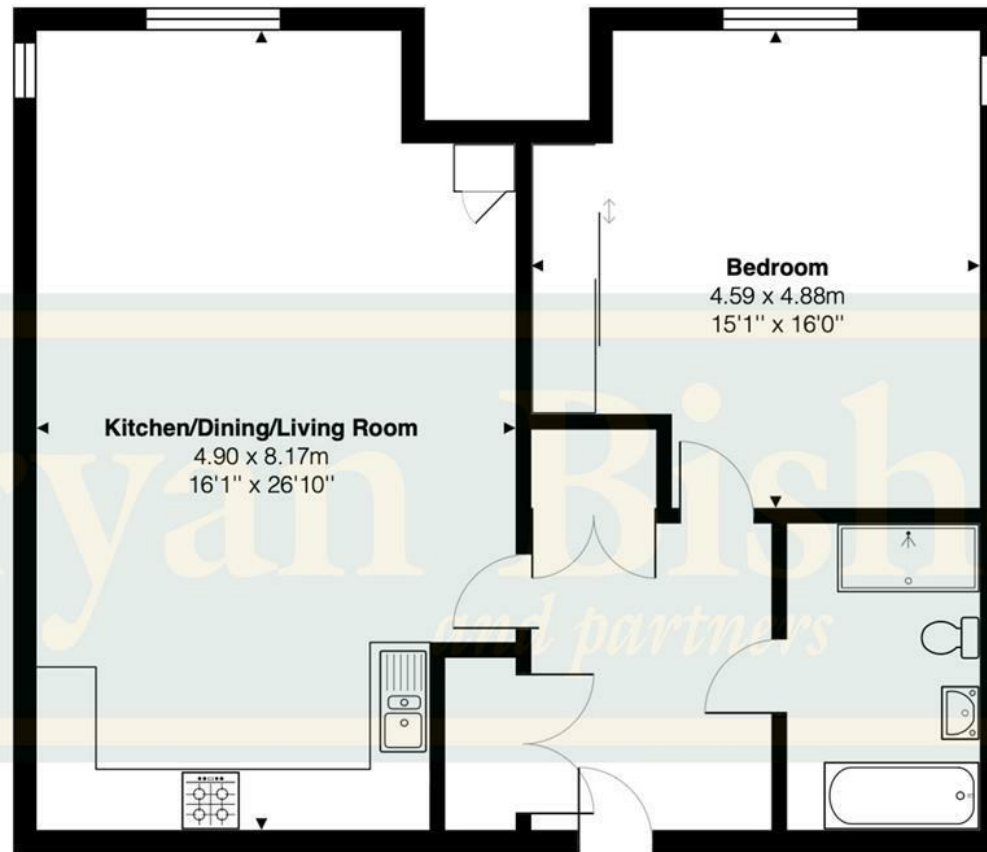
Leasehold:

143 years left on lease
Service charge £1,800 annually
Ground rent £250 annually









First Floor

Total Area: 76.3 m² ... 821 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	86	86
(69-80) C		
(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		



Bryan Bishop
and partners

6a High Street | Welwyn | AL6 9EG | 01438 718877 | info@bryanbishop.co.uk | www.bryanbishop.co.uk Find us on

