



**Sterling Court Mundells, Welwyn Garden City AL7 1FX**





**welcome to**

## **Sterling Court Mundells, Welwyn Garden City**

This beautifully presented first floor two bedroom apartment is located in the popular Belmont Lodge in Welwyn Garden City. The property benefits from large entrance hall, open plan lounge and fully fitted kitchen, master bedroom with en-suite, second bedroom and family bathroom. Externally the property boasts communal gardens and two allocated parking spaces. The property is ideally situated near to green spaces with the local lagoon and boasts easy access to Welwyn Garden City town centre, close to the mainline train station with links to London Kings Cross.



### Entrance Hall

Wooden flooring, radiator.

### Lounge

14' 10" x 14' 5" ( 4.52m x 4.39m )

Double glazed windows, wooden flooring, radiator.

### Kitchen

10' x 6' 5" ( 3.05m x 1.96m )

Double glazed window, wooden flooring, sink, electric hob/oven.

### Bedroom One

11' 9" x 9' 6" ( 3.58m x 2.90m )

Double glazed window to rear, carpet, radiator.

### Bedroom Two

11' 1" x 9' 5" ( 3.38m x 2.87m )

Double glazed window to rear, carpet, radiator.

### En-Suite

Wooden flooring, W/C, walk-in shower, wash hand basin.

### Bathroom

Wooden flooring, bath, W/C, wash hand basin, heated towel rail.



Total floor area 68.1 m<sup>2</sup> (734 sq.ft.) approx

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](http://www.focalagent.com)



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## Sterling Court Mundells, Welwyn Garden City

- Two Bedroom Apartment
- First Floor
- Two Allocated Parking Spaces
- Communal Gardens
- En-Suite & Family Bathroom

Tenure: Leasehold EPC Rating: E

Offers in excess of

**£270,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 25 Mar 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108426 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

  
william h brown



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