



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



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

This beautifully presented first floor two bedroom duplex apartment is located in the popular Bellmont Lodge in Welwyn Garden City. The property benefits from large entrance hall with storage cupboards, downstairs cloakroom, open plan lounge and fully fitted kitchen and bedroom with en-suite. Upstairs boasts the main bedroom with family bathroom. Externally the property offers 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

Double glazed door to front, laminate flooring, radiator, storage cupboard.

### Cloakroom

W/C, wash hand basin.

### Lounge/ Kitchen

29' x 13' ( 8.84m x 3.96m )

Double glazed window to front, laminate flooring, quartz worktop, granite sink, electric oven/hob, radiator.

### Bedroom One

21' max x 10' max ( 6.40m max x 3.05m max )

Carpet, dressing area.

### En-Suite

Laminate flooring, bath, W/C, shower cubicle, wash hand basin, spotlights.

### Bedroom Two

17' max x 11' max ( 5.18m max x 3.35m max )

Double glazed window to rear, carpet, radiator.

### En-Suite

Laminate flooring, shower cubicle, W/C, wash hand basin, spotlights.



**Ground Floor**



**First Floor**

Total floor area 106.9 m<sup>2</sup> (1,151 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 Bedrooms
- Duplex Apartment
- Two Allocated Parking Spaces
- Communal Garden
- Two Bathrooms & Cloakroom

Tenure: Leasehold EPC Rating: D



guide Price

**£365,000**



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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:  
WGN108977 - 0006

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Please note the marker reflects the  
postcode not the actual property

  
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