



Sterling Court Mundells, Welwyn Garden City AL7 1FX

welcome to

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 m² (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



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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



Offers in excess of
£350,000



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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 - 0007

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


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