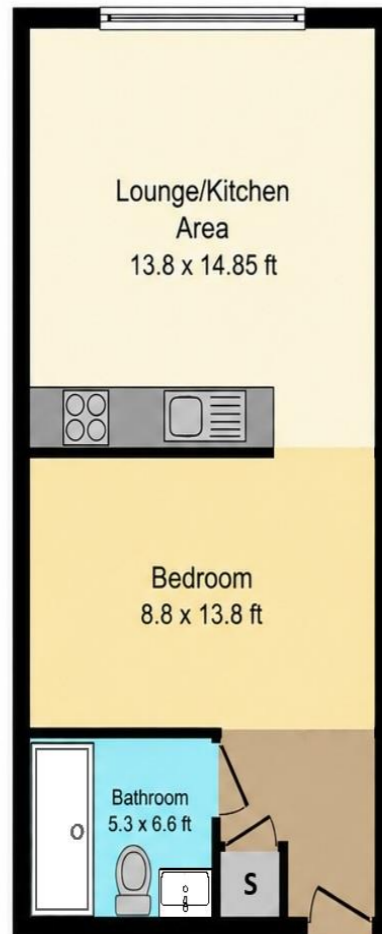


Bellmont Lodge, Welwyn Garden City



Total floor area 417 sq. ft. (38.7 sq. m.) 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).

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particulars are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

**Bellmont Lodge, Welwyn Garden City, Leasehold
Guide Price £170,000**



One bedroom studio apartment in Belmont Lodge with impressive 11 foot ceilings and secure allocated parking with electric gates. Modern shower room, open plan lounge / kitchen with integrated appliances and large double glazed window to communal gardens. Ideal for owner occupiers and investors.

- Impressive 11ft Ceilings Throughout Creating A Spacious Feel
- Modern Open Plan Living
- Recently Refurbished & Ground Floor
- Modern Shower Room With Rain Shower & Heated Towel Rail
- Secure Communal Entrance With Video Entry Phone System
- Open Plan Lounge And Kitchen With Integrated Appliances
- Large Double Glazed Window Overlooking The Communal Gardens
- Allocated Secure Parking With Electric Gate Access
- Well Maintained Communal Gardens And Grounds
- Close To Welwyn Garden City Station & Local Amenities





Communal Entrance And Hall

A secure communal front door with video entry phone system opens to a carpeted lobby. Lift access is provided to the first floor along with doors and stairs serving all flats in the development.

Bedroom

The front door opens into the bedroom. It features wood laminate flooring, a radiator, fitted wardrobe and airing cupboard. A door leads to the shower room and a walkway provides access to the open plan lounge and kitchen.

Shower Room

This room has wood laminate flooring, a wall mounted concealed cistern WC, wall mounted vanity sink with mixer tap, tiled shower cubicle with rain shower and hand held, extractor fan and heated towel rail.

Open Plan Lounge / Kitchen

Lounge Area

The open plan lounge enjoys wood laminate flooring, a radiator and a large double glazed window to the rear overlooking the communal gardens.

Kitchen Area

The open plan kitchen is fitted with base and eye level units, roll edge work surfaces, an integrated washer dryer, steel sink with mixer tap, electric hob with extractor over, integrated electric fan oven and splash backs.

Outside Areas

The apartment benefits from allocated secure parking accessed via electric gates, giving you protected and convenient on site parking. Additional visitor parking is available for guests. The well maintained communal gardens provide a pleasant outdoor space to enjoy without any of the upkeep of a private garden.

Further Details

The property is Leasehold
Council Tax Band - Band B

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.