



Bryan Bishop
and partners

Tomlinson Court
Welwyn, AL6 9GE

Guide price £475,000



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this stunning chain-free, two bedroom, two bathroom apartment. Located on the second 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 outside terrace overlooking the grounds and a large garage en bloc.

Accommodation:

The neat and stylish entrance hall gives ready access to the second 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. From here doors lead into each of the bedrooms, the family bathroom, with shower fitting over the bath, and the fabulous kitchen/dining/living room.

The kitchen/dining/living room is a wonderful space. Light floods in through the window to the side and the glazed double doors, which lead out onto a superb terrace that overlooks the immaculately maintained mature grounds and the attractive architecture that defines this premium development. The room extends to nearly nineteen feet by sixteen feet, giving you great flexibility to plan the layout to suit your individual needs. One corner is dedicated to the fitted kitchen with a comprehensive range of wall and floor mounted cupboards, providing ample storage and worktop space, 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.

Both of the bedrooms are large doubles and again blessed with perfect proportions. The main bedroom benefits from windows to two aspects and a terrific ensuite shower room.

Exterior:

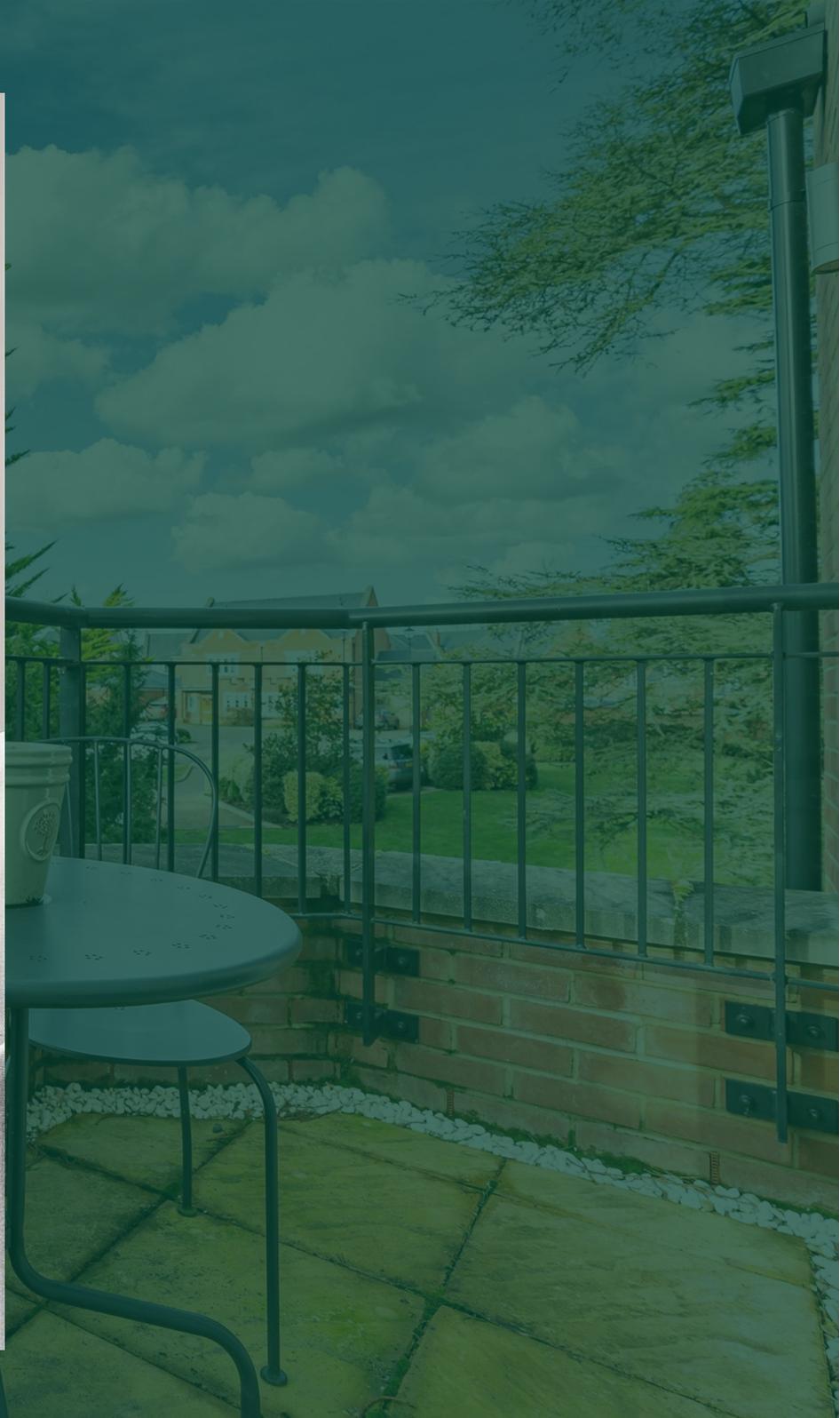
Extensive communal gardens give this property fabulous views, as well as, a wonderful open feel. Plenty of parking is available in the grounds and there is a large garage en bloc, of sufficient size to allow a car plus motorcycles or bicycles.

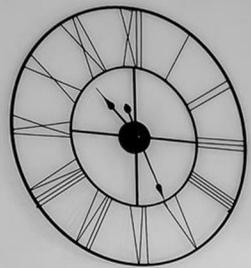
Location:

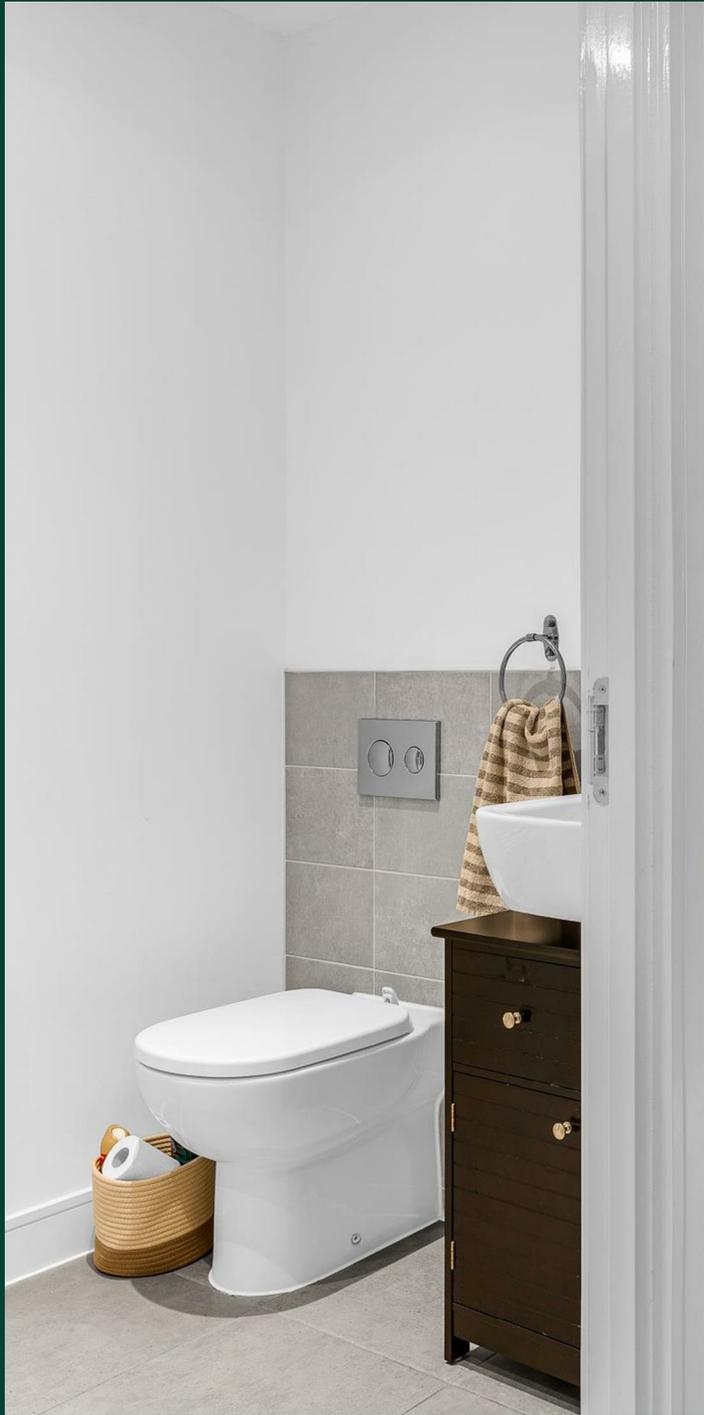
This property enjoys the enviable and exclusive location of Wilshere Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants 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.





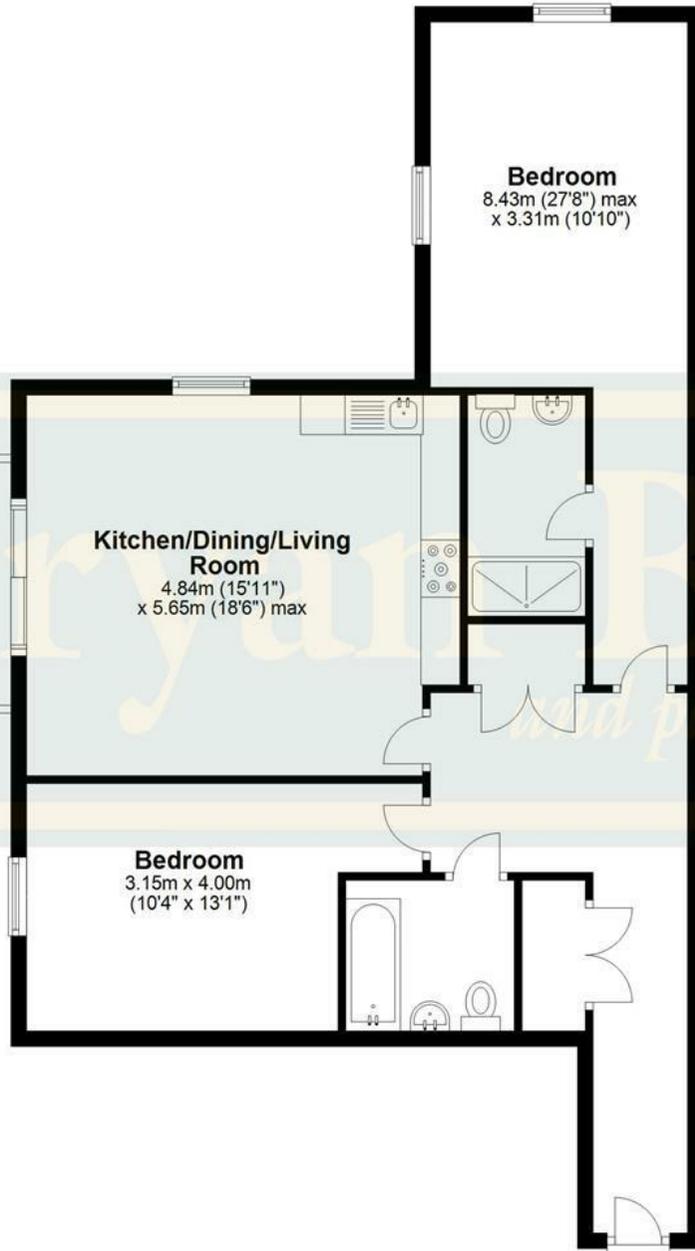






Second Floor

Approx. 91.5 sq. metres (985.0 sq. feet)



Outbuilding

Approx. 21.1 sq. metres (226.8 sq. feet)



Total area: approx. 112.6 sq. metres (1211.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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	







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