



**Bryan Bishop**  
*and partners*

**Sefton Court**  
**Welwyn Garden City, AL8 6WW**



# Sefton Court

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Located in the heart of the vibrant West Side of Welwyn Garden City, this well-presented ground floor apartment offers a superb blend of style, comfort and everyday convenience. Spanning approximately 704 sq ft, the property provides generous proportions throughout, making it ideal for first-time buyers, downsizers or investors alike. The property also benefits from an allocated parking space.

The accommodation comprises a spacious and light-filled living/dining room, perfect for both relaxing and entertaining. A well-appointed eat-in kitchen offers ample worktop space and storage, creating a practical and inviting setting for cooking and casual dining.

A large central entrance hallway enhances the sense of space and provides additional storage. There are two well-sized double bedrooms, both benefiting from built-in storage solutions, along with a well-appointed family bathroom.

Situated close to local amenities, green spaces and excellent transport links, this attractive apartment presents a fantastic opportunity to enjoy modern living in a highly sought-after location.





**Entrance Hallway**

**Living/Dining Room 15'9" x 11'0"**

**Kitchen 9'11" x 9'6"**

**Bedroom One 16'1" x 9'6"**

**Bedroom Two 10'11" x 10'0"**

**Bathroom**

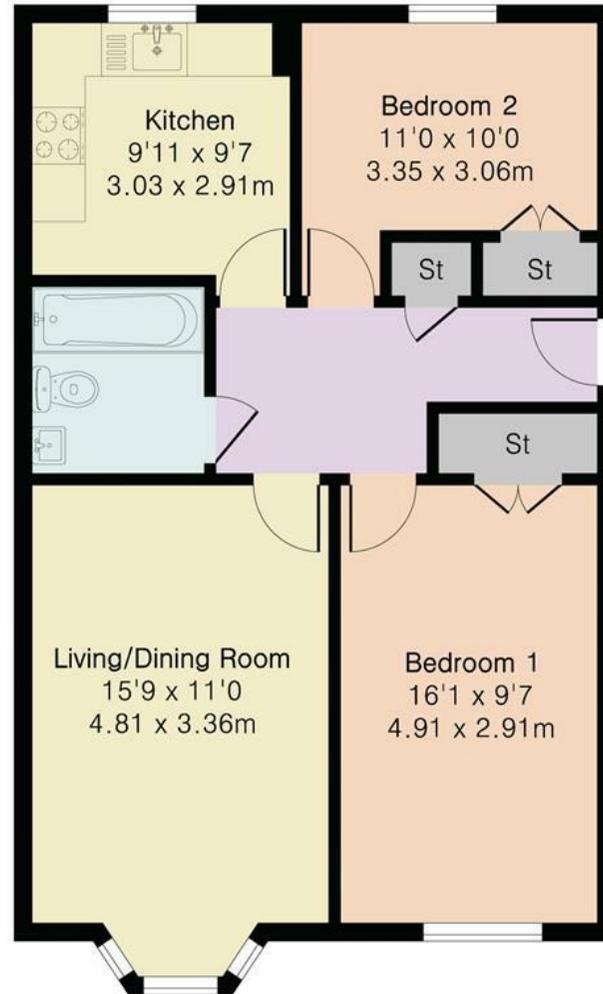
**Lease, Ground Rent and Service Charge**







Approximate Gross Internal Area 704 sq ft - 65 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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