



**3 Bed  
Apartment  
located in Welham  
Green, North  
Mymms**

£269,500



**Duncan Perry**  
SALES ■ LETTINGS ■ COMMERCIAL

Dellsome Lane  
Welham Green, North  
Mymms  
Hatfield  
AL9 7DY

Composite front door with a semi circular obscure glazed panel and matching side lights. Opening into:

#### HALLWAY

Double radiator. Turn flight stairs to next floor. Under stairs storage cupboard which houses a consumer unit. Doorway though to:

#### LOUNGE

Double radiator. Three separate double glazed windows facing onto the front.

#### KITCHEN/ BREAKFAST ROOM

Kitchen is fitted with a range of white high gloss wall, drawer and base units. Black working surfaces with tiled splashbacks. Lamona electric oven with matching Lamona four ring electric hob. Above is a concealed extractor. Integrated Lamona dishwasher. Integrated Lamona fridge and freezer. Stainless steel sink with mixer tap and drainer. Integrated Lamona washing machine. Vailant combination boiler concealed within one of the kitchen cupboards. Double radiator. Double glazed to front.

#### FIRST FLOOR LANDING

Storage cupboard with shelving. Coving to ceiling.

#### BEDROOM ONE

Single radiator. Double glazed windows to front.

#### BEDROOM TWO

Single radiator. Double glazed window to rear.

#### BEDROOM THREE

Single radiator. Double glazed window to front.

#### BATHROOM

Featuring a white suite comprising of bath with singular taps, wall mounted controls with hand held shower attachment and larger over head shower. Bi-folding glazed shower screen. Sink set with vanity unit with mixer tap and storage cupboard below. Top flush WC. Chrome heated towel rail. Double glazed obscure glass window to rear.

#### EXTERNAL

Property is approached via communal stairs leading to the rear of property at first floor level.

Leasehold 150 years remaining. Council tax band C - Welwyn Hatfield council. Ground Rent £150 per annum. Building ins £672.31 for the year ending December 2025

#### Property Information

We believe this information to be accurate, but it cannot be guaranteed. If there is any point which is of particular importance we will attempt to assist or you should obtain professional confirmation. All measurements quoted are approximate. The fixtures, fittings, appliances and mains services have not been tested. These particulars do not constitute a contract or part of a contract.

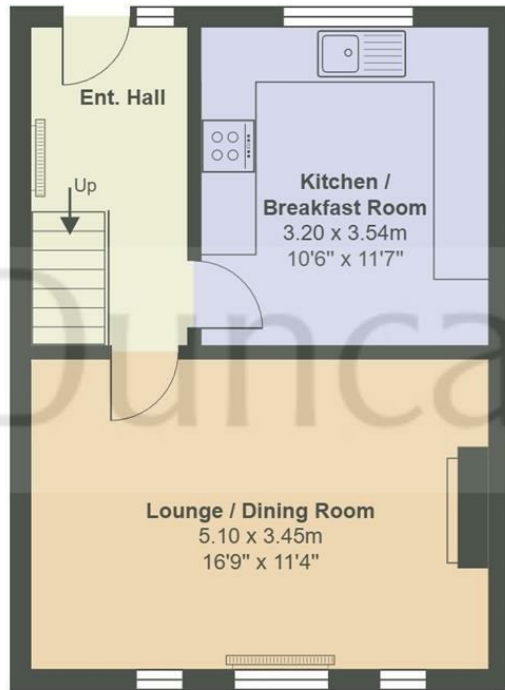




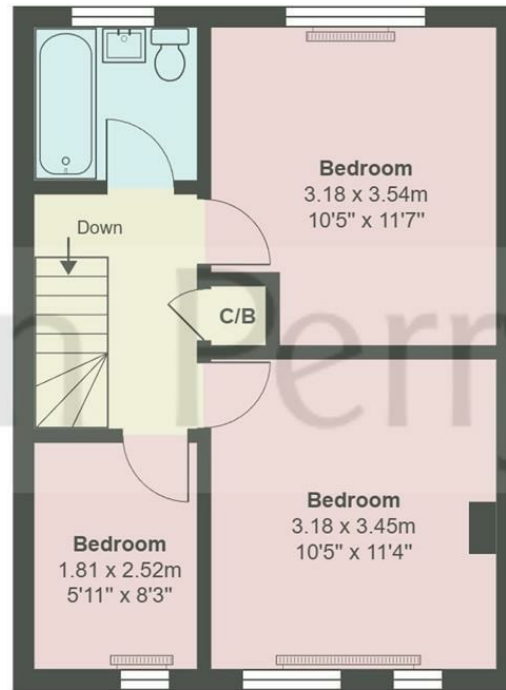


49 Dellsome Lane, Welham Green, North Mymms, Hatfield, AL9 7DY





**First Floor**  
Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>



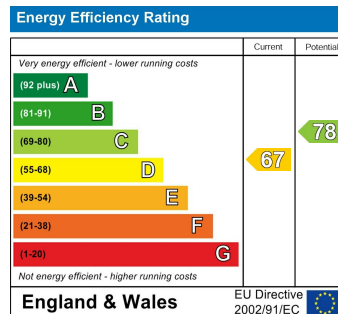
**Second Floor**  
Area: 36.4 m<sup>2</sup> ... 392 ft<sup>2</sup>

## Dellsome Lane, Hertfordshire AL9

Total Area: 72.8 m<sup>2</sup> ... 783 ft<sup>2</sup>

All measurements are approximate and for display purposes only

# Duncan Perry



### DIRECTIONS

Please refer to google maps using property postcode.

### CONTACT

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