



**Connells**

Bellmont Lodge Sterling Court Mundells  
Welwyn Garden City



## Property Description

This beautifully presented two bedroom duplex apartment offers contemporary living arranged over two spacious levels and is finished to an exceptional standard throughout. Ideally positioned close to the town centre, the property combines modern design with everyday practicality.

The ground floor comprises a stunning open plan kitchen and living area, fitted with a sleek range of modern integrated appliances and enhanced by impressive floor to ceiling windows that allow an abundance of natural light to flow through the space. A convenient downstairs cloakroom completes the lower level.

Upstairs, the apartment offers two generously sized bedrooms, both benefitting from their own stylish en suite bathrooms, providing a sense of privacy and comfort rarely found in apartment living. Presented in immaculate condition and ready to move straight into, this outstanding home is perfectly suited to professionals, downsizers or investors seeking a high quality property in a highly convenient location.

**Open Plan Kitchen/Living Space**

30' 1" x 15' 10" ( 9.17m x 4.83m )

**Bedroom 1**

17' 3" x 12' 4" ( 5.26m x 3.76m )

**En-Suite**

8' 9" x 4' 3" ( 2.67m x 1.30m )

**Bedroom 2**

13' 8" x 10' 6" ( 4.17m x 3.20m )

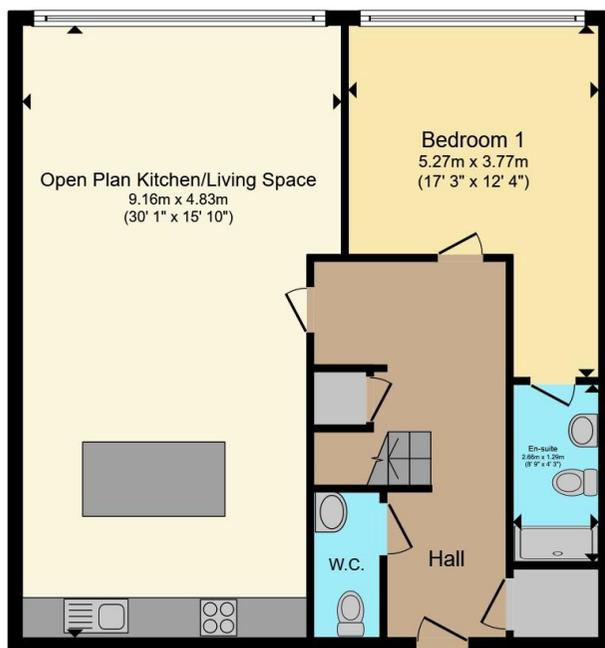
**Bathroom**

10' 6" x 6' 6" ( 3.20m x 1.98m )

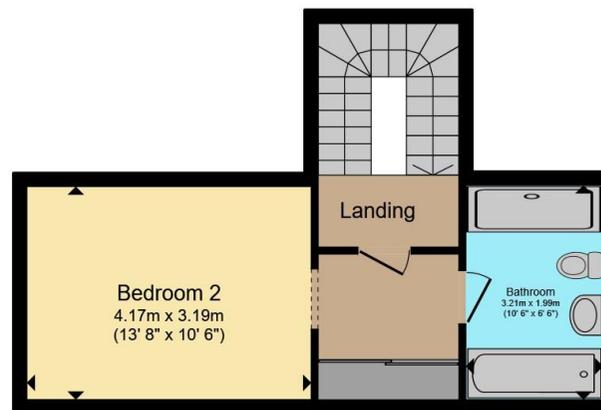








**Ground Floor**



**First Floor**

Total floor area 112.3 m<sup>2</sup> (1,209 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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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EPC Rating: D Council Tax Band: C

Service Charge: 3840.00

Ground Rent: 12.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307567](http://connells.co.uk/Property/WWY307567)**

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



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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