



Sterling Court Mundells, Welwyn Garden City AL7 1FX



welcome to

Sterling Court Mundells, Welwyn Garden City

A beautifully presented CHAIN FREE top-floor two-bedroom duplex apartment located in the highly sought-after Belmont Lodge, Welwyn Garden City. This stylish home offers a spacious entrance hall with ample storage and a convenient downstairs cloakroom. The open-plan lounge, kitchen, and dining area create a modern and inviting space, while the first bedroom benefits from its own en-suite shower room. Upstairs, you will find a generous second bedroom complete with a dressing room and a contemporary family bathroom. Externally, the property enjoys well-maintained communal gardens and two allocated parking spaces. Ideally situated near picturesque green spaces and the local lagoon, it also boasts easy access to Welwyn Garden City town centre and the mainline train station, providing fast links to London Kings Cross.



Entrance Hall

Double glazed door to front, laminate flooring, radiator, storage cupboard.

Cloakroom

W/C, wash hand basin, laminate flooring.

Lounge/Kitchen/Diner

30' x 15' 4" (9.14m x 4.67m)

Double glazed window, laminate flooring, island, wall and base units, sink/drain, integrated oven, space for appliances.

Bedroom One

17' 1" x 12' 7" (5.21m x 3.84m)

Double glazed window, carpet, fitted wardrobe, radiator.

En-Suite

Shower, W/C, wash hand basin

Bedroom Two

14' 1" x 10' 2" (4.29m x 3.10m)

Carpet, radiator.

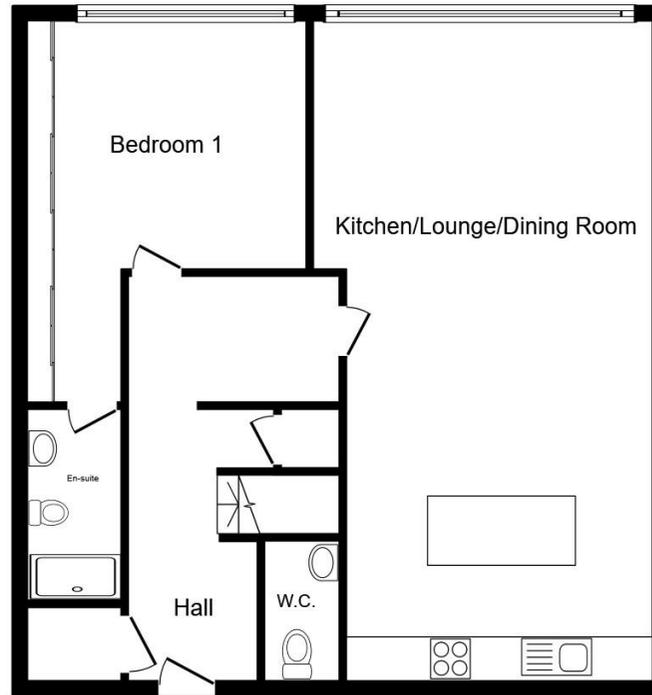
Dressing Room

7' x 6' 4" (2.13m x 1.93m)

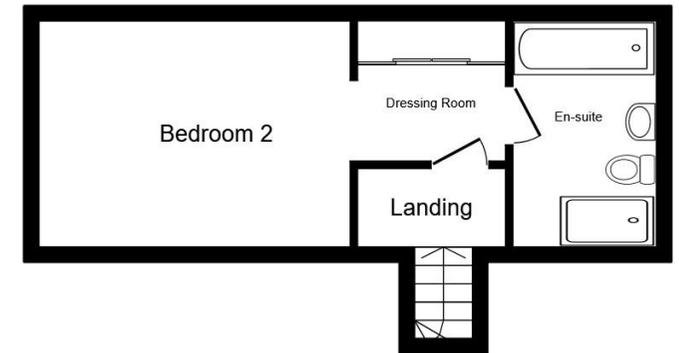
Carpet, fitted wardrobe.

En-Suite

Bath, shower, W/C, wash hand basin, towel rail, laminate flooring.



Ground Floor



First Floor

Total floor area 104.9 m² (1,130 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



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- CHAIN FREE
- Two Bedroom Apartment
- Top Floor
- Two Allocated Parking Spaces
- Communal Gardens

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 3250.00
Ground Rent: 250.00

offers in excess of

£325,000



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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 Leasehold packs.



Property Ref:
WGN109148 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the
postcode not the actual property


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