



PUTTERILLS

— est. 1992 —

13 Bellmont Lodge, Mundells
Welwyn Garden City AL7 1FX
Guide price £225,000

MODERN AND SPACIOUS ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH ALLOCATED PARKING WITHIN EASY REACH OF THE TOWN, MAINLINE STATIONS AND AMENITIES

This modern and spacious ground floor apartment is situated on a popular development within easy reach of the town centre, mainline railway stations and amenities. The property offers an ideal opportunity for investors, first time buyers and commuters and comprises communal entrance with lounge area, generous double bedroom, shower room and open plan living room/stylish fitted kitchen with full length windows. Benefits include allocated and visitor parking.

THE AREA

This property is situated in popular newly built development within 1.5 miles of Welwyn Garden City town centre which offers a wide range of amenities and shops including John Lewis, Waitrose, Marks & Spencer and Debenhams. Also in the town centre is a mainline railway station with fast and frequent services into London Kings Cross and Moorgate. Providing good transport links via road is the A1(M) which is within easy access. Sports clubs, Gosling Sports Park and The Campus West, theatres, cinema and library are also situated within close proximity of the property.

THE ACCOMMODATION COMPRISES

COMMUNAL ENTRANCE

Well maintained with letterboxes,

lift, stairs and lounge area.

FRONT DOOR OPEN TO:

BEDROOM 13'5" x 12'1" (4.09m x 3.68m)

Storage cupboard. Opening to living room. Door to:

SHOWER ROOM 6'6" x 5'10" (1.98m x 1.78m)

Modern suite with low level wc, vanity wash hand basin and walk in shower cubicle. Heated towel rail. Tiled walls.

OPEN PLAN KITCHEN/LIVING ROOM 14'8" x 13'5" (4.47m x

Fitted with a stylish range of gloss wall and base units with granite style worktops and upstands and under unit lighting. Stainless steel sink. Integrated electric oven and hob with stainless steel splash back. Integrated fridge and washer/dryer.

Full length window to the rear.

OUTSIDE

Allocated and visitor parking.

FURTHER INFORMATION

This property is leasehold for 150 years from 2014 with a ground rent of £150 and service charge of £750pa which includes water rates. Council tax band: B
EER: D

VIEWING INFORMATION

ALL APPOINTMENTS AND NEGOTIATIONS THROUGH
PUTTERILLS OF HERTFORDSHIRE

MORTGAGE REQUIRED?

Why not talk to our independent advisors at Sands Financial Management Ltd who will be pleased to discuss your options. Please contact 01707 393333.







I confirm that I have checked all the details in these particulars and they are correct, subject to changes I have made. Signed..... Date.....