



WRIGHTS

28 Bellmont Lodge Mundells, Welwyn Garden City, Hertfordshire, AL7 1FX

- CHAIN FREE
- GROUND FLOOR WITH GARDEN VIEWS
- HIGH CEILINGS
- IMMACULATE CONDITION THROUGHOUT
- PRIVATE PARKING BAY BEHIND SECURE GATES
- WELL MAINTAINED COMMUNAL AREAS AND GARDENS TO ENJOY
- CLOSE TO TOWN AND MAINLINE STATION
- LONG LEASE



PROPERTY DESCRIPTION

****CHAIN FREE**** GROUND FLOOR APARTMENT WITH DUAL ASPECT GARDEN VIEWS. This is a delightful opportunity to acquire a **LARGER THAN AVERAGE LUXURY** residence, offering a warm and inviting atmosphere across an impressive 523 SQ/FT of living space. Highlighted by **HIGH CEILINGS** and an **ALLOCATED PARKING BAY** within a secure **GATED CAR PARK**, this home is truly a haven of comfort and style. Bellmont Lodge underwent a comprehensive refurbishment in 2014, transforming it into a stunning residential development that boasts beautifully manicured gardens and meticulously maintained communal areas, providing a luxurious hotel-like ambiance. Enjoy the tranquility of this apartment, which is flooded with natural light through its expansive picture windows, enhancing the sense of space throughout. Conveniently located within walking distance to the town centre and the mainline station, which provides direct access to Kings Cross, this property is ideal for both first-time buyers and savvy investors. Potential rental income is estimated to be around £1,250 per calendar month. This charming home is a must-see, and early viewing is highly recommended. Energy rating to be confirmed.



ROOM DESCRIPTIONS

WELCOME TO BELLMONT LODGE

This exceptional apartment block presents an abundance of options for buyers seeking their dream home in Welwyn Garden City, making it the perfect choice for commuters in search of a well-connected and desirable location just outside central London. Key features include a state-of-the-art video entry system, convenient lifts to all floors, secure gated car parking, and dedicated bike storage, ensuring both comfort and peace of mind for residents. The development boasts outstanding transport links, with Welwyn Garden City railway station merely a short stroll away, providing regular services to London King's Cross in under 30 minutes. Additionally, Junction 4 of the A1(M) is just two miles from the property, while the A414 and B1000, both linking to the A10, are also easily accessible. For those who enjoy the outdoors, the building is only a 5-minute walk from a picturesque park featuring a serene lagoon, offering a perfect spot for relaxation and leisure.

ABOUT THE PROPERTY

This exceptional apartment provides an abundance of living space, showcasing a beautifully flowing open-plan layout, where every external window frames picturesque views of the gardens. The impressive high ceilings throughout add a sense of grandeur and spaciousness to the home. Finished to the highest standards, the apartment features luxurious walnut-style doors, a sleek and modern bathroom, and a generously sized bedroom boasting dual aspect views that invite natural light. The contemporary kitchen is fully integrated with top-of-the-line appliances, including a fridge, oven, and washing machine, catering to all your culinary needs. Additionally, the apartment offers a sizable storage cupboard, ensuring ample space for your belongings, while the inviting lobby area creates a warm welcome, complete with room to hang coats and store shoes.

LEASE INFORMATION

Lease: 140 Years remaining
Service Charge: £529.50 Per quarter. Includes communal cleaning, gardening, window cleaning, buildings insurance, water rates and a reserve fund.
Ground Rent: £150 for the annum.

COUNCIL TAX BAND B

£1,698.78

ABOUT WELWYN GARDEN CITY

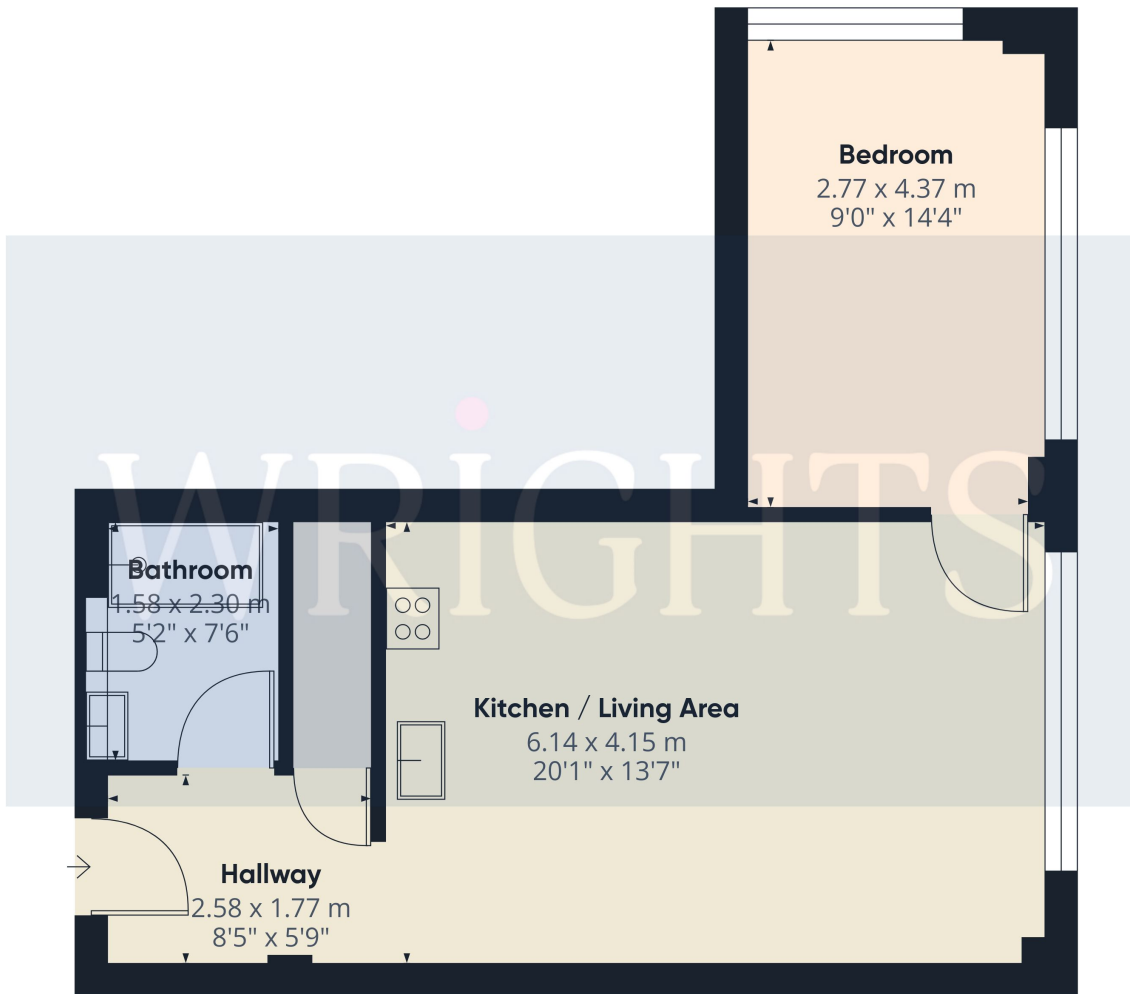
Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



FLOORPLAN

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Approximate total area^m
48.66 m²
523.77 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

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