



# Flat 11, Wendover Lodge

Church Street, WELWYN,  
Hertfordshire, AL6 9LR

Guide Price **£460,000**

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This Immaculately presented ground floor apartment is situated in an exclusive Welwyn Village development within close walking distance of the High Street with range of amenities and just a short drive away is Welwyn Garden City town centre and mainline railway stations. The modern and well kept accommodation has lift access and comprises entrance hall with storage, living room, fully re fitted kitchen with variety of integrated appliances, two double bedrooms, an en suite shower room and family bathroom. The property benefits from a landscaped communal garden to the rear, secure underground parking space and storage cupboards. The Area - Situated in convenient and exclusive village location within walking distance to local amenities including doctors, dentists, an array of public houses, restaurants, and a Tesco Express.

### Main reception area

Entry phone system to gain access to the carpeted main reception area, door to Hall, access to apartment.

### Entrance Hall

Solid entrance door to Hall with wood style floor, store cupboards, encased electric heater.

### Lounge/dining area

26' 9" x 10' 8" (8.15m x 3.25m)

Wood style floor, window to front, two encased radiators. This room intercommunicates with the kitchen.

### Kitchen

Re fitted kitchen consisting of base and eye level cupboards incorporating integrated appliances including sink unit, Hob and oven, grill, extractor, dishwasher and washing machine, fridge/freezer, granite style work surfaces, complimentary lighting, cupboard housing recently installed Gas fired combi boiler. The kitchen intercommunicates with the lounge/diner.

### Bedroom One

15' 0" x 9' 4" (4.57m x 2.84m)

Range of fitted wardrobes, window to front, radiator, electric blind.



### Ensuite Shower room

With shower, wash basin, wc, tiled surrounds and floor, heated towel rail.

### Bedroom Two

15' 0" x 8' 2" (4.57m x 2.49m)  
Range of fitted wardrobes with mirrored doors, housing for tumble dryer, window to front, radiator.

### Bathroom

Suite consisting of bath with shower attachment, wash hand basin, wc, fully tiled walls and floor, heated towel rail.

### Outside

#### Communal gardens

The communal gardens principally to the front and rear of the apartment with many pretty shrubs and flowering borders, extensive lawn to the rear with mature trees, further flower and shrub beds.

### Parking

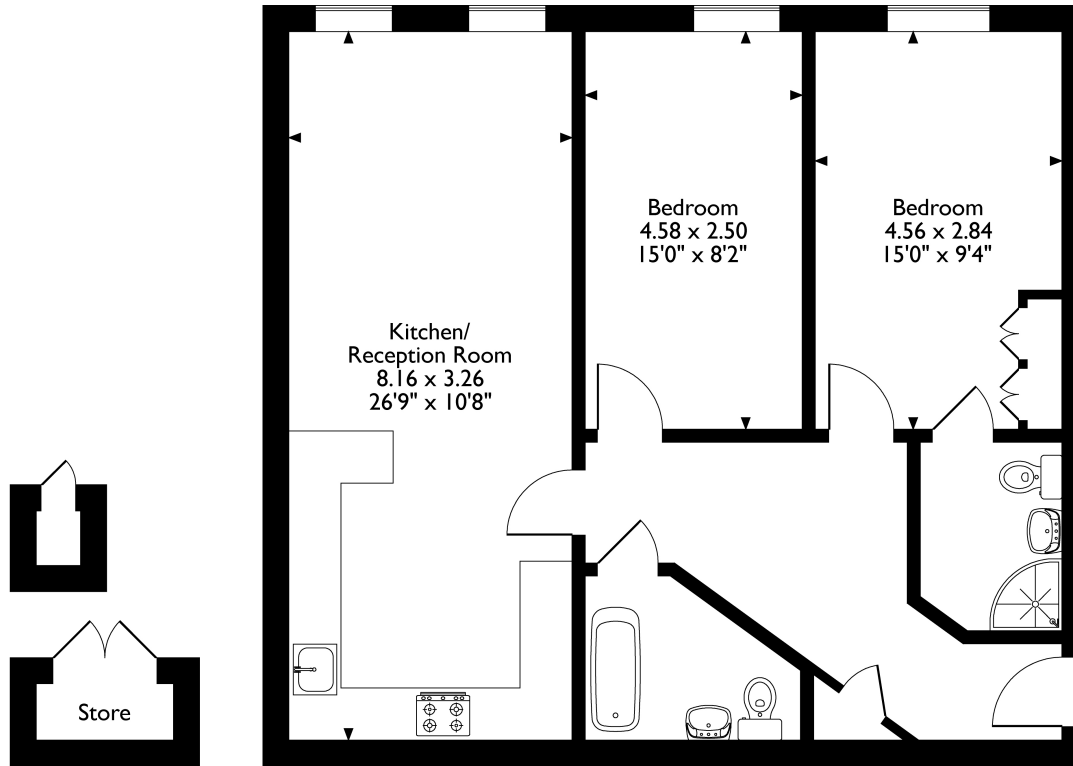
There is underground parking accessed via electric security giving access to allocated car standing space, there are two store cupboards allocated to the apartment.

### Agents notes

999 year lease from 2009. The owners of the apartment are joint freeholders in the ownership of Wendover Lodge. Current service charge £3200 per annum.



Flat 11, 8 Wendover Lodge Church Street, Welwyn, Hertfordshire  
 Approximate Gross Internal Area  
 Main House = 73 Sq M/786 Sq Ft  
 Outbuilding = 1 Sq M/11 Sq Ft  
 Total = 74 Sq M/797 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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