



Approximate total area<sup>(1)</sup>  
 68.5 m<sup>2</sup>  
 737.33 ft<sup>2</sup>

(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

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

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

Viewing by appointment only

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JUST BRING YOUR SUITCASES... An exceptionally well presented 2 bedroom apartment in the sought after Wendover Lodge on the outskirts of Welwyn Village. The property has been redecorated to a high standard throughout with a refitted kitchen, bathroom and Ensuite, This really is a property you can just move into and enjoy.

- Easy walking distance of village centre
- Two bedrooms one with ensuite shower room
- Secure underground parking & entry phone system
- Gas central heating [recently fitted combi boiler]
- Re fitted kitchen with appliances
- Exclusive small development
- Share of freehold
- Lift to car park and other levels
- Picturesque communal gardens

#### 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.



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#### 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.



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