



**Homestead Court, Welwyn Garden City AL7 4LY**

**welcome to**

## **Homestead Court, Welwyn Garden City**

Located on the second floor of the highly regarded Homestead Court development, this well-presented and generously proportioned two-bedroom apartment is perfect for first-time buyers and investors alike, benefiting from a friendly and welcoming community atmosphere. The accommodation comprises a spacious entrance hall with built-in storage, leading into a bright and airy living/dining area with attractive dual-aspect windows, creating a light-filled and versatile space. The fitted kitchen offers ample storage and work surfaces, with sufficient room for appliances. There are two well-sized double bedrooms, both featuring fitted wardrobes, alongside a family bathroom, providing comfortable and practical living throughout. Further benefits include gas central heating, double glazing, well-maintained communal gardens, and resident parking. Ideally situated, the property is within easy walking distance of King George V Playing Fields, as well as a range of local amenities including a bakery, pubs, takeaway restaurants, barbers, and hairdressers. Welwyn Garden City town centre and the mainline train station are also nearby, offering direct rail links into London — making this an excellent choice for commuters.



### Entrance Hall

Wooden flooring, storage cupboard, radiator.

### Lounge/Dining Room

Double glazed dual aspect windows, wooden flooring, radiator.

### Kitchen

Double glazed window, tiled flooring, electric oven/grill, gas hob, sink/drain, wall and base units, extractor fan.

### Bedroom One

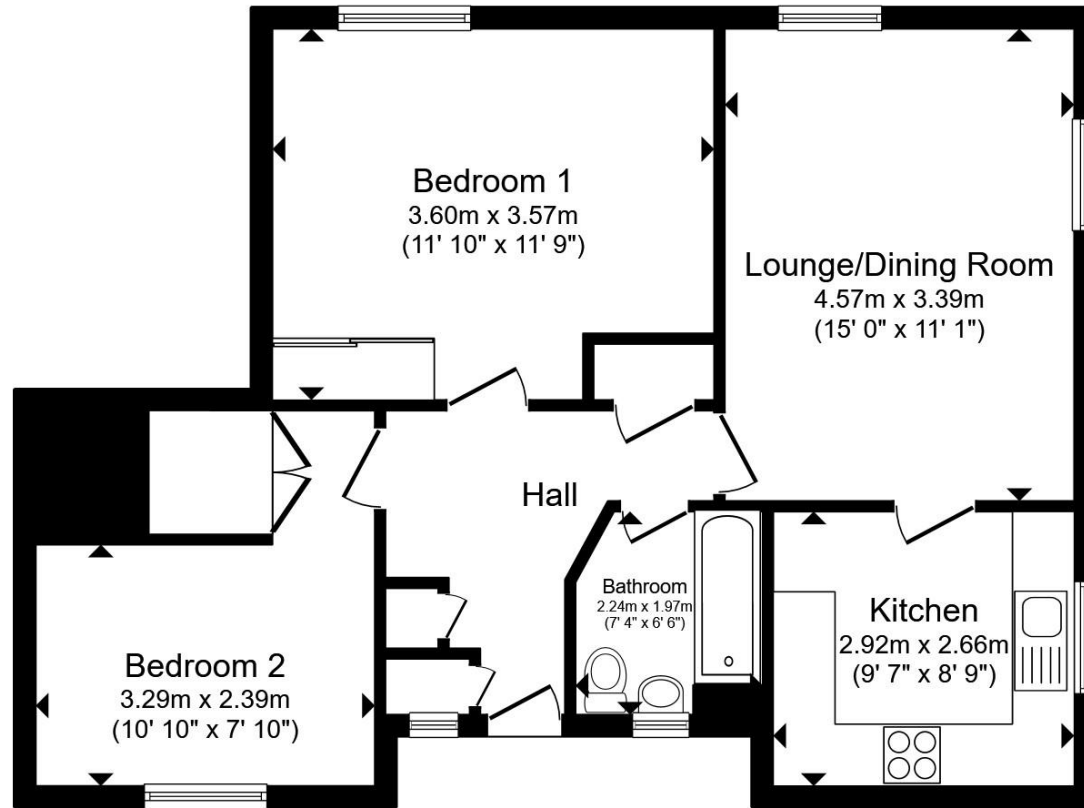
Double glazed window to front, built in wardrobe, carpet, radiator.

### Bedroom Two

Double glazed window, built in wardrobe, carpet, radiator.

### Bathroom

Double glazed window, tiled flooring, bath, W/C, wash hand basin, radiator.



Total floor area 62.7 m<sup>2</sup> (675 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](http://www.propertybox.io)



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welcome to  
**Homestead Court,  
Welwyn Garden City**

- Two Bedroom Flat
- Second Floor
- Resident Parking
- Communal Garden
- Close to Playing Fields

Tenure: Leasehold EPC Rating: C  
Council Tax Band: B Service Charge: 520.00  
Ground Rent: 10.00

offers in excess of  
**£250,000**



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This is a Leasehold property with details as follows; Term of Lease 124 years from 09 Apr 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN109785 - 0003

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