



Belgae Lodge Tomlinson Court, Welwyn AL6 9GE

welcome to

Belgae Lodge Tomlinson Court, Welwyn

Located within the sought-after Wilshere Park development, this beautifully appointed first-floor apartment combines luxury, space, and modern elegance. Flooded with natural light, the impressive open-plan living area seamlessly blends lounge, dining, and kitchen space, with integrated appliances and French doors opening onto a large private balcony, perfect for relaxing or entertaining. Both double bedrooms benefit from bespoke fitted wardrobes, while the spacious principal suite enjoys the added convenience of a contemporary en-suite shower room. A stylish family bathroom completes the accommodation. Additional benefits include lift access, communal bicycle storage, well-maintained communal gardens, and two allocated parking spaces, one of which is located within the secure undercroft parking area with direct internal access to the building. The apartment is set within an exclusive building of just 16 apartments, offering a more private and peaceful living environment. This exceptional home is an outstanding choice for discerning professionals and downsizers alike.



Entrance Hall

Luxury vinyl tiling, bespoke storage cupboard x 2, radiator.

Lounge/Kitchen/Diner

Bay window, French doors to balcony, luxury vinyl flooring, radiator x 2, wall and base units, integrated fridge/freezer/dishwasher, electric oven, induction hob, sink/drainage.

Bedroom One

Dual aspect window (south and east), carpet, radiator, 2 bespoke fitted wardrobes.

En-Suite

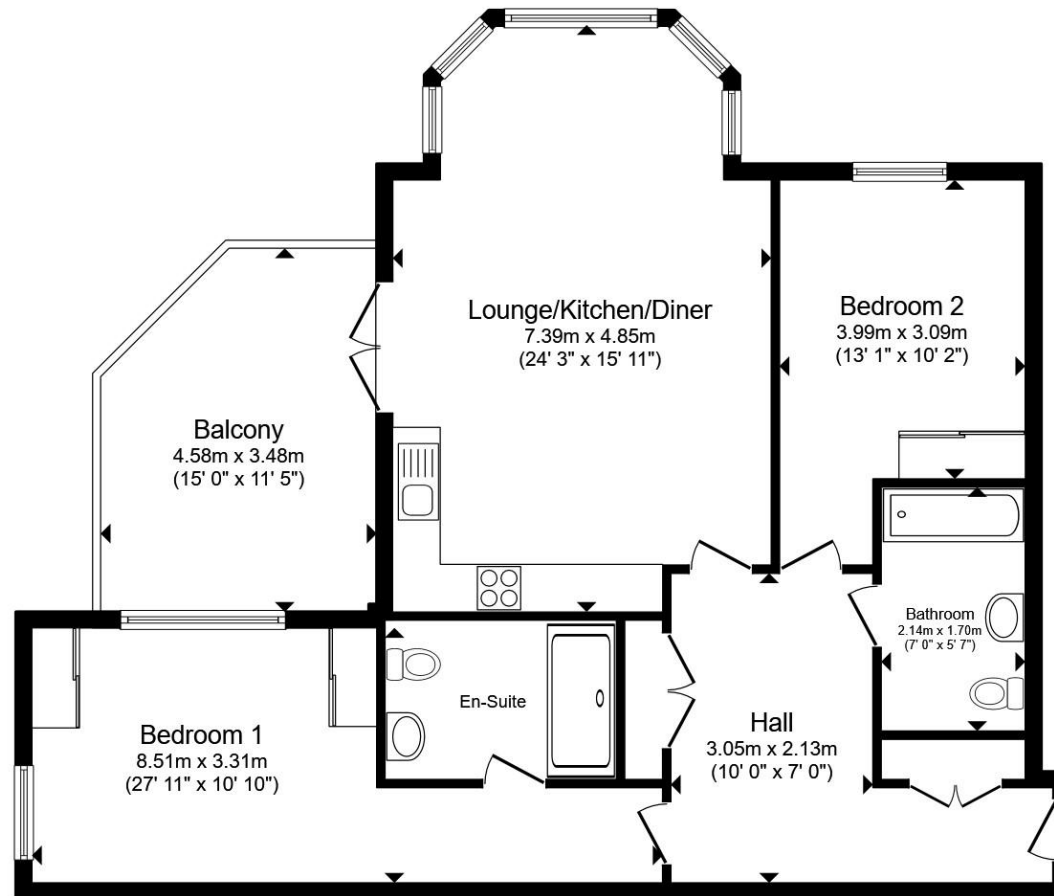
Tiled flooring, shower cubicle, W/C, wash hand basin, vanity unit, heated towel rail.

Bedroom Two

Double glazed window, carpet, radiator, bespoke fitted wardrobes.

Bathroom

Tiled flooring, bath, W/C, heated towel rail, wash hand basin, bespoke cupboard.



Total floor area 92.0 m² (991 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


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Belgae Lodge Tomlinson Court, Welwyn

- Two Bedroom Apartment
- First Floor
- Two Allocated Parking Spaces
- Communal Gardens
- Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 2640.00

Ground Rent: 300.00

offers in excess of

£475,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109923 - 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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk