



PUTTERILLS

— est. 1992 —

**Guide Price £285,000**

**Monica Court**

Welwyn Garden City AL8 6LB



# PROPERTY SUMMARY

This well-presented two-bedroom first-floor apartment offers a fantastic blend of comfort and convenience, making it an ideal home for a range of buyers. Located in a desirable area close to local schooling and the town centre, this property is perfect for those seeking both tranquillity and easy access to amenities.

The apartment welcomes you with a handy hallway featuring a storage cupboard, leading to a bright and airy landing. From here, you'll find a light-filled lounge/diner – a generous space ideal for relaxing and entertaining guests. The galley-style kitchen, positioned off the lounge/diner, offers a functional layout, perfect for home cooking and dining.

The apartment boasts two well-sized bedrooms, including a master bedroom with built-in storage to maximise space. The second, single bedroom provides versatility and could easily be adapted to suit a variety of needs. Completing the property is a modern shower room, offering a practical yet stylish space.

Outside, the property benefits from a stunning garden area, providing an excellent space for outdoor enjoyment or simply relaxing in a peaceful setting. The added bonus of a garage offers secure parking and additional storage.

Ideally situated with easy access to local schools and the town centre, this property offers an enviable location in a sought-after neighbourhood. Early viewings are highly recommended to appreciate all this apartment has to offer.

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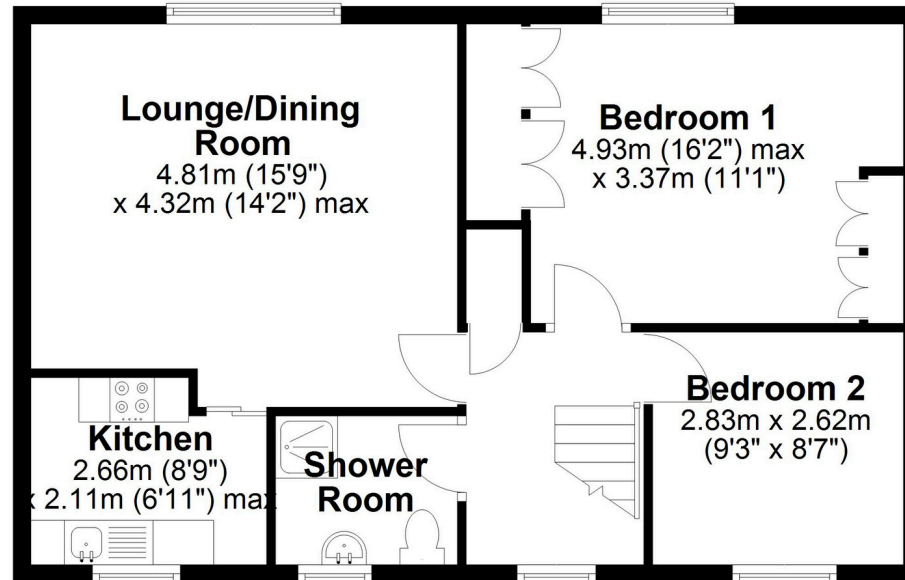






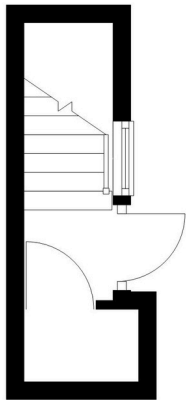
## First Floor

Approx. 60.0 sq. metres (645.6 sq. feet)



## Ground Floor

Approx. 4.3 sq. metres (46.3 sq. feet)



Total area: approx. 64.3 sq. metres (691.9 sq. feet)

LOCAL AUTHORITY  
Welwyn Hatfield

TENURE Leasehold

COUNCIL TAX BAND  
C

VIEWINGS  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

### OFFICE ADDRESS

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### CONTACT DETAILS

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