


Duchess Court  
Welwyn Garden City,  
Hertfordshire,  
AL7 4FP

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated Parking

 Communal

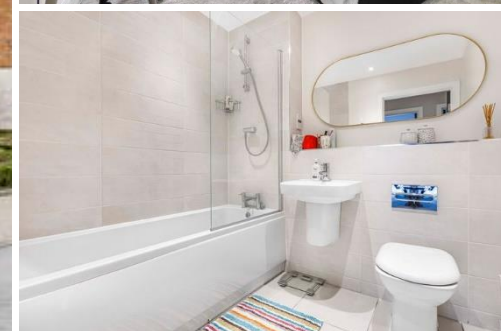
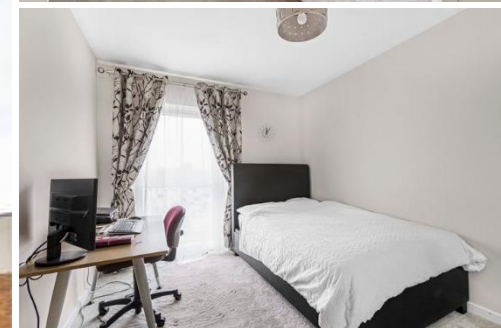
 EPC Band B

Council Tax  
Band: C – £1,941.47 (2024-2025)

Leasehold: 999 years from 27/7/2018  
Ground Rent: £250 pa.  
Service Charge: £1,400 pa.

Guide Price  
£335,000 Leasehold

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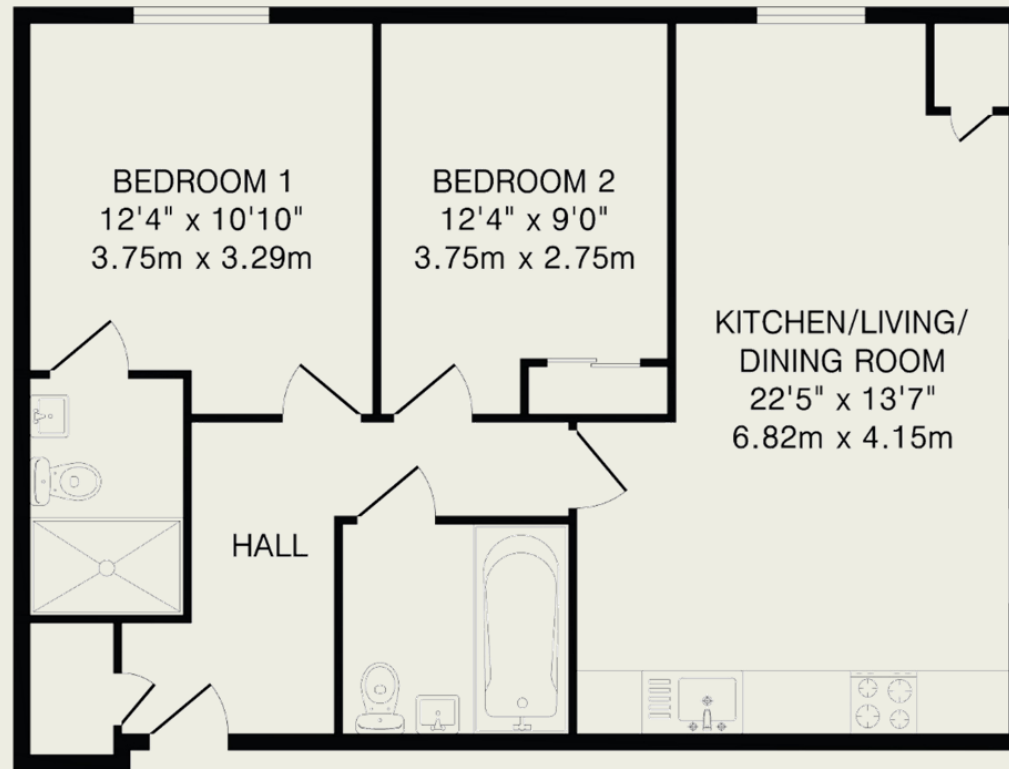
A beautifully presented two bedroom, two bathroom modern apartment, with a high quality finish, an extremely useful utility/storage space, lift service and a secure underground allocated parking space.

### Description

This impressive two bedroom, two bathroom modern apartment boasts an array of stunning features. Benefitting from fantastic living accommodation, the property comprises two spacious double bedrooms, the principal with a stylish en-suite shower room, a separate family bathroom with a modern three piece suite, a utility cupboard with additional storage space and a stunning open-plan kitchen/living area, with a range of wall mounted wall and base units, integrated appliances and worktops providing plenty of space for both dining and living areas. Additional benefits include lift service to all floors, secure underground parking, additional visitor parking and easy access to the town centre.

### Location

Duchess Court is a private modern development of luxury apartments on the southern side of town and forms part of a recent Bellway development. It provides excellent commuter links and falls within popular local schooling catchment, whilst also being just a short walk from The Commons Nature Reserve.



Third Floor

TOTAL FLOOR AREA: 692 sq.ft.(64.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

#### Important Information

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