



Connells

Duchess Court  
Welwyn Garden City



# Duchess Court Welwyn Garden City AL7 4FP

for sale  
**£184,250**



## Property Description

### \* 55% SHARED OWNERSHIP\*

Connells are delighted to bring to the open market, this immaculately presented two-bedroom luxury apartment is situated in the exclusive QEII development built by Bellway Homes in 2018. Beautifully located within walking distance via country footpaths to Stanborough Lakes and walking distance to the Queen Elizabeth hospital!

The apartment is located on the first floor and is perfectly laid out for modern living, benefiting from a contemporary fitted kitchen and bright and spacious lounge with access to a secluded private balcony via French doors. The master bedroom offers fitted wardrobes with a large, double-glazed window overlooking the balcony. The second bedroom comprises of a large window overlooking the balcony which creates a light and airy feel. The modern fitted bathroom benefits from a bath/shower and heated towel rail. The property also benefits from a sizeable south-east facing private terrace accessed from the lounge, an allocated secure parking space situated underneath the building, .

## Entrance Hall

6' 4" x 7' 2" max (1.93m x 2.18m max)

Radiator, door to utility room

## Lounge

13' 6" x 8' 7" (4.11m x 2.62m)

Two radiators, television and telephone points, storage, double glazed patio doors, intercom.

## Kitchen

13' 6" x 8' 7" (4.11m x 2.62m)

Cupboards at wall and base level, stainless sink and drainer, gas hob with electric oven, integrated dishwasher, freestanding fridge freezer.

## Utility Room

3' 10" x 6' 2" (1.17m x 1.88m)

Washing Machine, electrics, and fuse board.

## First Floor Accommodation

### Bedroom 1

8' 7" x 17' max (2.62m x 5.18m max)

Double glazed window to the side, television point, fitted wardrobe.

### Bedroom 2

8' 7" x 17' max (2.62m x 5.18m max)

Double glazed window to the side, television point, fitted wardrobe.

## Bathroom

Panelled bath with shower over, pedestal basin, low level w/c, shower point, heated towel rail.

## Outside

## Rear Garden

Block Paved area.

## Agents Note

LEASE - 118 YEARS REMAINING

SERVICE CHARGE - £60.67 PER MONTH -  
£728.04 PER YEAR

RENT ON 55% SHARE - £500.50 PER  
MONTH

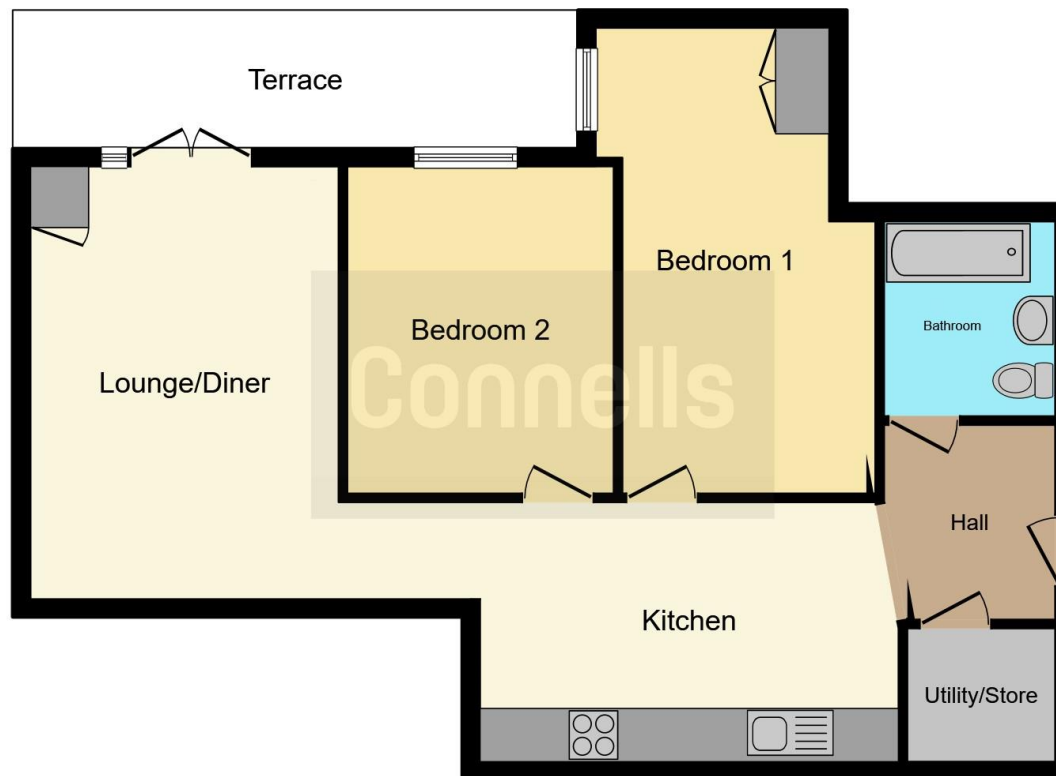












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax  
 Band: C

Service Charge: 728.04 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307197](http://connells.co.uk/Property/WWY307197)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Sep 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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