



Duchess Court, Welwyn Garden City AL7 4FP

welcome to

Duchess Court, Welwyn Garden City

Residing in the desirable Bellway Homes QEII development, this beautiful 2 bedroom, 2 bathroom apartment offers the perfect fusion of traditional garden city living and modern luxury. Built in 2018, the property not only benefits from a long lease of 992 years but is also ideally located with easy access to popular commuter links and a wealth of green surroundings. This generous plot comprises of a welcoming hallway with generous utility cupboard, two spacious bedrooms with fitted wardrobe in bedroom one, modern fitted en suite, family bathroom and delightful open plan kitchen living area with an array of high spec integrated appliances, plenty of storage with a door to the Juliet balcony. The block has been designed with ease in mind, offering underground allocated parking, lift in the block and a secure video entry system.



Entrance Hall

Carpet, radiator, storage cupboard.

Lounge

12' 1" x 10' 7" (3.68m x 3.23m)

Double glazed window to front, Juliet balcony, carpet, radiator, storage cupboard.

Kitchen

13' 8" x 10' 7" (4.17m x 3.23m)

Wooden flooring, gas hob, electric oven, sink, radiator.

Bedroom One

11' 11" x 10' 9" (3.63m x 3.28m)

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

En-Suite

Wooden flooring, heated towel rail, wash hand basin, W/C, shower cubicle.

Bedroom Two

11' 10" x 9' (3.61m x 2.74m)

Double glazed window to front, carpet, radiator.

Bathroom

Wooden flooring, heated towel rail, bath, wash hand basin, W/C.



Total floor area 65.7 m² (707 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.focalagent.com



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- Two Bedroom Apartment
- Allocated Parking
- Communal Gardens
- NHBC Four Years Remaining
- Lift To All Floors

Tenure: Leasehold EPC Rating: B

fixed price

£330,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 02 Nov 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:
WGN108604 - 0003

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Please note the marker reflects the postcode not the actual property


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