



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 second floor 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 apartment comprises of a welcoming hallway with storage cupboard, two spacious bedrooms with fitted wardrobe and Juliet balcony in bedroom one, family bathroom and delightful open plan kitchen living area with Juliet balcony and an array of high spec integrated appliances. The block has been designed with ease in mind, offering allocated parking, lift in the block and a secure video entry system.



Entrance Hall

Wooden flooring, storage cupboard, radiator.

Kitchen/Lounge

23' 9" x 11' 10" (7.24m x 3.61m)

Double glazed window, Juliet balcony, wooden flooring, radiator, storage cupboard with boiler, integrated fridge/freezer/dishwasher, electric oven/hob.

Bedroom One

11' 7" x 10' 7" (3.53m x 3.23m)

Double glazed window, Juliet balcony, carpet, built in wardrobe, radiator.

Bedroom Two

13' 5" x 8' 8" (4.09m x 2.64m)

Double glazed window to front, carpet, radiator.

Bathroom

Tiled flooring, bath with shower over, W/C, wash hand basin, heated towel rail.



Total floor area 61.1 m² (657 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
- Second Floor
- Communal Gardens
- Allocated Parking
- Three Years NHBC Remaining

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: £784.44
Ground Rent: 250.00

Offers In Excess Of
£300,000



Please note the marker reflects the
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109138 - 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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