



Charlotte Court, WELWYN GARDEN CITY AL7 4FT

welcome to

Charlotte 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 996 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 family bathroom and delightful open plan kitchen living area with an array of high spec integrated appliances and plenty of storage. 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

Laminate flooring, electric radiator, 1 storage cupboard, washing machine.

Open Plan Lounge/ Kitchen

11' 5" max x 18' 5" max (3.48m max x 5.61m max)
Double glazed window to front and side, integrated fridge freezer/dishwasher/oven/electric hob/extractor, under cupboard lighting and spotlights, 2 x pendant lights, TV point, electric radiator, space for sofa and table.

Bedroom One

10' 5" x 13' 9" (3.17m x 4.19m)
Double glazed window to side, carpet, electric radiator, wall lights.

Bedroom Two

8' 1" + door recess x 12' 2" (2.46m + door recess x 3.71m)
Double glazed window to side, carpet.

Bathroom

Tiled flooring, spotlights, W/C, wash hand basin, part tiled walls, shower over bath, heated towel rail.



Total floor area 62.4 m² (672 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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Charlotte Court, WELWYN GARDEN CITY

- Second Floor Apartment
- Two Bedrooms
- Allocated Parking
- Open Plan Lounge/Kitchen
- Six Years NHBC

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 1020.00
Ground Rent: 1.00

fixed price

£315,000



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This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109239 - 0002

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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Please note the marker reflects the
postcode not the actual property


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