



**George Court, Welwyn Garden City AL7 4FS**



**welcome to**

## **George Court, Welwyn Garden City**

Situated within the highly sought-after QEII development in Welwyn Garden City, this stylish two-bedroom ground-floor apartment was built in 2020 by Bellway Homes and offers modern living in an excellent location. The accommodation comprises a welcoming entrance hall with video entry system, leading through to a bright open-plan living and dining area. Double doors open onto a private balcony, creating a seamless indoor-outdoor feel. The high-specification, fully integrated kitchen provides ample storage and workspace, making it both practical and contemporary in design.

There are two generous double bedrooms, both benefitting from fitted wardrobes. The principal bedroom features a modern en-suite shower room, while a well-appointed family bathroom serves the rest of the apartment. Further benefits include a long lease, approximately five years remaining on the NHBC warranty, and low service charges. Externally, the property enjoys access to a well-maintained communal garden and comes with two allocated parking spaces, adding to the convenience of this desirable home.



### Entrance Porch

Amtico flooring, entry system, oil filled radiator.

### Lounge/Kitchen/Diner

Luxury vinyl tiles, Amtico flooring, oil filled electric heater, French doors to balcony, wall and base units, integrated oven/hob/dishwasher/fridge freezer, 1.5 bowl sink/drain, roll top work surfaces.

### Bedroom One

Carpeted flooring, oil filled heaters, double glazed window overlooking parking, fitted wardrobe.

### En-Suite

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

### Bedroom Two

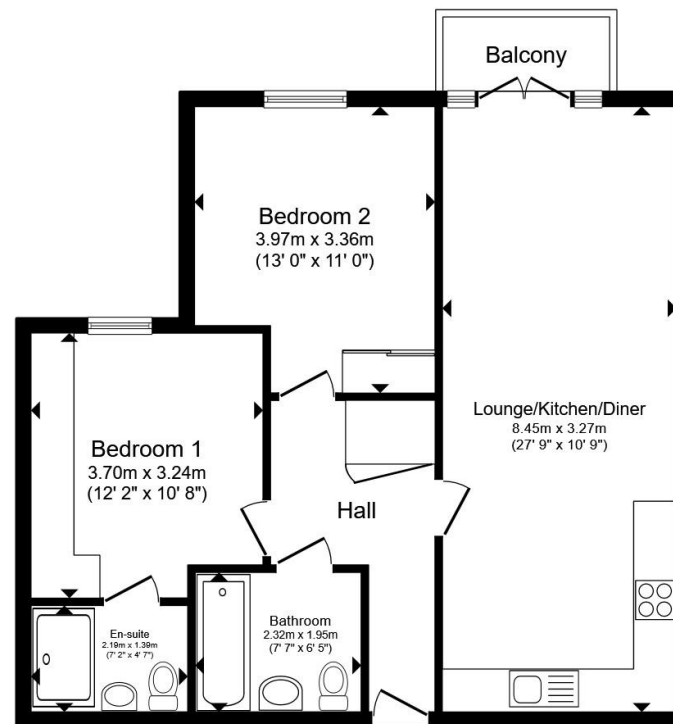
Carpeted flooring, oil filled heater, double glazed window overlooking carpark, fitted wardrobe.

### Bathroom

Heated towel rail, W/C, wall mounted wash hand basin, bath with shower over, tiled flooring/walls.

### Agents Note:

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**Ground Floor**

Total floor area 68.9 m<sup>2</sup> (742 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.propertybox.io](http://www.propertybox.io)



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## George Court, Welwyn Garden City

- Ground Floor Apartment
- Two Bedrooms
- En-Suite & Bathroom
- Communal Garden
- Two Allocated Parking Spaces

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1032.00

Ground Rent: Ask Agent



# £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:  
WGN109684 - 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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