

Alexander Bond & Company

Estate Agents | Property Management



Duchess Court, Welwyn Garden City, Hertfordshire, AL7 4FP

Offers In Excess Of £290,000



2



1



1



B



Duchess Court

Welwyn Garden City, AL7 4FP

- Well Presented Modern Contemporary Apartment
- Two Good Sized Double Bedrooms
- Built By Bellway Homes A 5-Star Award - Winning Developer
- 992 Years Remaining On The Lease & EPC Energy Rating Band - B
- Secure Underground Parking
- Lift Service To All Floors
- Open Plan Living/Kitchen
- Gas Central Heating to Radiators
- Access To Town Centre & Station
- Chain Free

****NEW PRICE - Offers between £290,000 – £300,000 will be considered**** Situated within the sought-after Bellway Homes QEII development, this stunning two-bedroom apartment on the second floor combines the charm of traditional garden city living with contemporary luxury. Constructed in 2018, the property boasts a generous 992-year lease and enjoys a prime location with excellent access to major commuter routes and abundant green spaces.

The apartment features a welcoming entrance hallway with a convenient storage cupboard, two well-proportioned bedrooms, one with fitted wardrobes and a Juliet balcony, alongside a modern family bathroom. The stylish open-plan kitchen and living area also benefits from a Juliet balcony and is equipped with a range of high-spec integrated appliances.

Designed for modern living, the building includes a lift, allocated parking, and a secure video entry system, ensuring both comfort and peace of mind.

The apartment boasts an excellent location in Welwyn Garden City, with convenient access to a wide range of amenities. The lively town centre is just a short walk away, offering a variety of shops, cafés, restaurants, and entertainment options. Additionally, the property is well-connected by local transport links, ensuring easy commuting and seamless travel to surrounding areas.

In addition to rail links, Welwyn Garden City enjoys close proximity to major roadways. The nearby A1(M) motorway provides direct and easy access to London by car, with the average commute to central London taking around 45 minutes, depending on traffic conditions.



ENTRANCE HALL

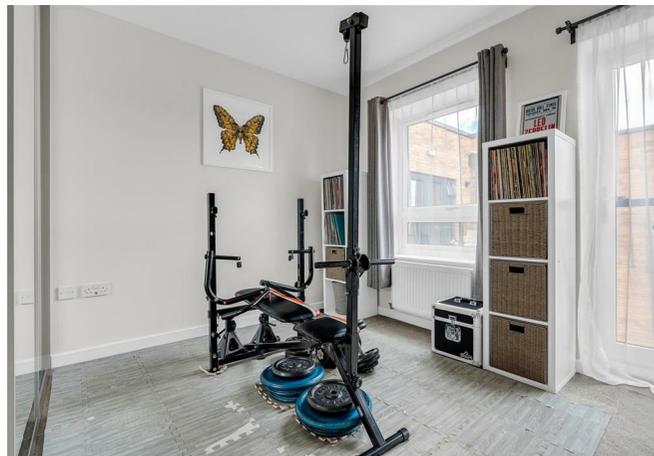
Access via grey contemporary front door, entry phone, inset ceiling spot lights, grey ash effect wood strip flooring, radiator. Large built in utility cupboard with plumbing for a washing machine. ceiling mounted smoke alarm.

KITCHEN/ LOUNGE

A modern fitted kitchen with a good range of contemporary high gloss wall and base units, stainless steel sink unit with inset bowl, drainer and mixer tap, white brick effect tiling, integrated Zanussi ceramic hob, electric oven, fitted extractor hood, integrated Zanussi fridge and freezer, slimline dishwasher, fitted shelves, inset ceiling spot lights, two radiators, grey ash effect wood strip flooring, double glazed window and French doors open onto a Juliette balcony.

BEDROOM ONE

Double glazed window, radiator, double glazed door opening to a Juliette balcony, wall mounted thermostat, fitted double wardrobes with mirror fronted doors.





BEDROOM TWO

Double glazed window to front, radiator, fitted shelves.

BATHROOM

Modern white bathroom suite comprising of a panelled bath with a mixer tap, a wall mounted mains powered shower with mixer controls and shower hose, low level WC, hand wash basin with mixer tap, dark grey tiled floor, heated towel rail, inset ceiling spot lights, part tiled wall, extractor fan.

PARKING

Allocated Parking Space

COMMUNAL GARDENS

GENERAL INFORMATION

Lease 999 years from 2018

Service Charge: £1298.32 per annum

Ground Rent: £250 per annum

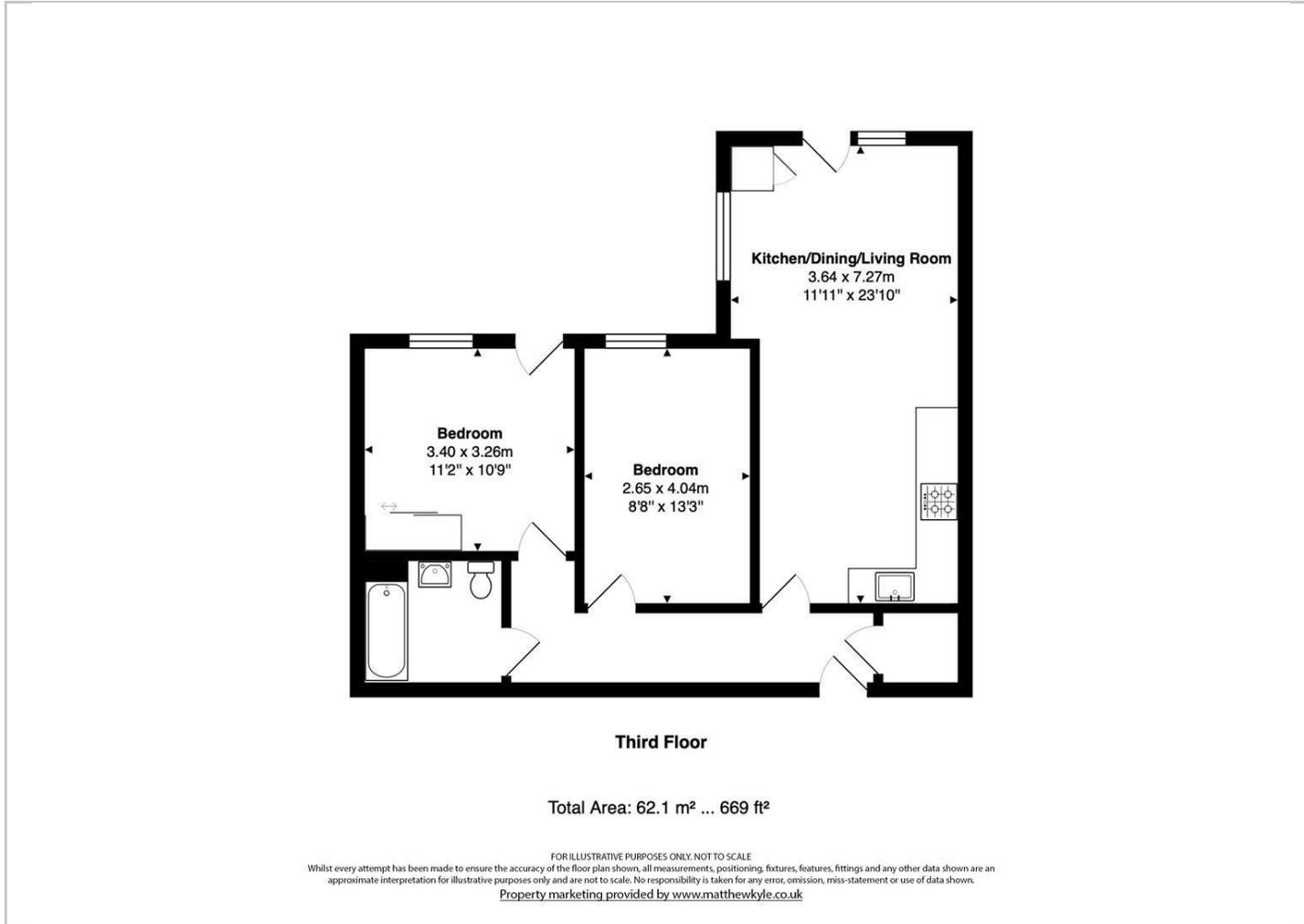
Directions

One of the key benefits of living in Welwyn Garden City is its excellent transport connectivity to London. The town has its own centrally located train station, offering regular services to several destinations in the capital, including King's Cross Station. A major London transport hub. The journey to King's Cross typically takes between 25 and 30 minutes, making it a convenient option for commuters.





Floor Plans



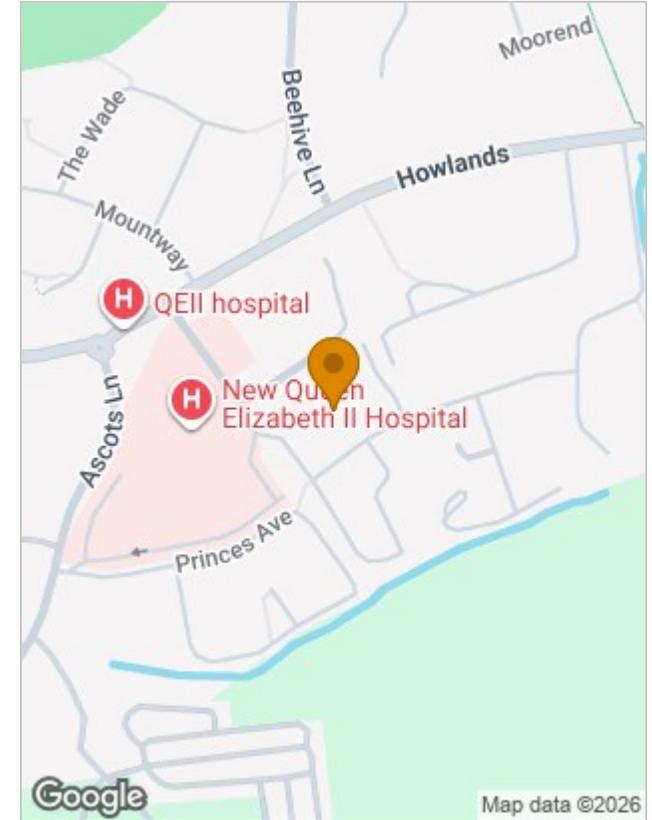
Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

The Old Estate Office, Pondcroft Road, Knebworth, Hertfordshire, SG3 6DB
 Tel: 01438 811511 Email: sales@abcproperties.co.uk <https://www.abcproperties.co.uk>

Location Map



Energy Performance Graph

