

Connells

Charlotte Court
Welwyn Garden City

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Welwyn Garden City AL7 4FT

for sale offers in excess of
£315,000







Property Description

A beautifully presented two double bedroom first floor apartment forming part of a sought-after Bellway Homes development built in 2020, offering stylish and modern accommodation throughout. Accessed via a secure communal entrance, the property opens into a spacious hallway with a large storage cupboard.

The heart of the home is the impressive open-plan kitchen, living and dining area, creating a bright and sociable space ideal for everyday living and entertaining. The contemporary kitchen features a range of fitted units, integrated appliances and ample worktop space, while the living area enjoys excellent natural light and benefits from a charming Juliet balcony. There are two generous double bedrooms, with the principal room boasting fitted mirrored wardrobes and useful built-in storage. The second bedroom provides flexibility as a guest room, nursery or home office.

The modern bathroom is finished to a high standard and includes a bath with shower over, wash basin, WC and heated towel rail.

Further benefits include double glazing, efficient heating, secure entry and an allocated parking space. Ideally located close to local amenities, schools and transport links, this superb apartment is ready to move into and will appeal to first-time buyers, downsizers and investors alike.

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







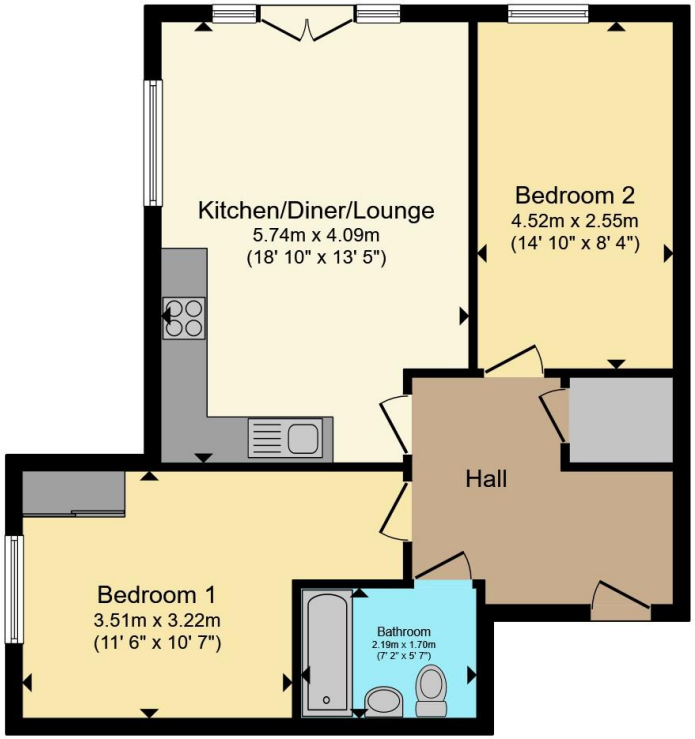







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Total floor area 62.3 m² (670 sq.ft.) approx

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

Connells

To view this property please contact Connells on

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax Band: C

Service Charge: 1698.72

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307834

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

The Property Ombudsman

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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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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