



4 Birkin Court, Welwyn Garden City, Hertfordshire AL7 3FA

£315,000 - Leasehold

Property Summary

****CHAIN FREE**** An exceptional and rare opportunity to acquire this nearly new, MIDDLE FLOOR, contemporary apartment with TWO DOUBLE BEDROOMS. Carefully designed, this property was built by Wheatley Homes in 2019 as part of the exclusive 'Birkin Court' development, which comprises only 11 modern apartments and 12 stylish townhouses. The spotless apartment offers an ideal option for those seeking their dream home in Welwyn Garden City and is PERFECT FOR COMMUTERS, thanks to its well-connected and desirable location just outside central London. Features include: DUAL ASPECT VIEWS that flood the space with natural light, EN-SUITE TO THE PRINCIPAL BEDROOM, energy efficiency, secure ENTRY SYSTEM, PRIVATE PARKING BAY, and bike storage. The development also boasts landscaped courtyard gardens. It benefits from a LONG LEASE, remaining NHBC WARRANTY, and LOW SERVICE CHARGES in comparison to similar sites. Well-positioned with excellent TRANSPORT LINKS, Welwyn Garden City railway station is just a short distance away, providing regular services to London King's Cross in under 30 minutes. Junction 4 of the A1(M) is within two miles of the development. An investor could achieve approximately £1,450.00 PCM. ENERGY RATING: B.

Features

- PRIVATE ALLOCATED PARKING BAY
- HOP, SKIP AND A JUMP FROM THE MAINLINE STATION AND TOWN CENTRE
- LUXURY TWO BEDROOM TWO BATHROOM MIDDLE FLOOR APARTMENT CHOSEN OFF PLAN BY THE VENDOR
- INTERNAL AND EXTERNAL COMMUNAL SECURITY CAMERAS
- EN-SUITE AND MAIN BATHROOM
- ONLY 6 PROPERTIES IN THE BLOCK
- BESPOKE KITCHEN AND FITTED APPLIANCES
- CHAIN FREE

Room Descriptions

WELCOME TO BIRKIN COURT

A warm and inviting apartment featuring large windows that flood the space with abundant natural light. This home is truly beautiful, tranquil, bright, and airy. The high ceilings add a touch of elegance and sophistication to the rooms. A spacious entrance hall, finished with cosy, high-quality carpeting and a large storage cupboard, welcomes you. The main living area is the most charming space for socialising, spacious enough to accommodate a dedicated dining area. It overlooks the Broadwater and the gardens below, offering lovely views. The open-plan, fully integrated kitchen boasts a wide range of sleek, handleless "Nobila" units with quartz worktops and back splashes. It is equipped with an integrated dishwasher, fridge/freezer, washing machine, and a Neff cooker with inset hob. Under-counter LED lighting completes this stylish kitchen space.

IN ADDITION

The main bedroom is spacious and features built-in wardrobes. A stylish en-suite shower room, complete with contemporary tiles and fittings, complements this room beautifully. The second bedroom is also a good size, easily accommodating a double bed, and boasts a large floor-to-ceiling window that fills the space with natural light. The bathroom is located off the hallway and has a tiled floor with part-tiled walls. It includes a panel bath with shower attachment, low-level WC, vanity unit with sink, chrome fittings, and a heated towel rail for added comfort. Outside, residents can enjoy communal landscaped gardens, a lockable bike store, and a bin store. The property also offers a private parking bay along with additional visitors’ parking.

THE HISTORY

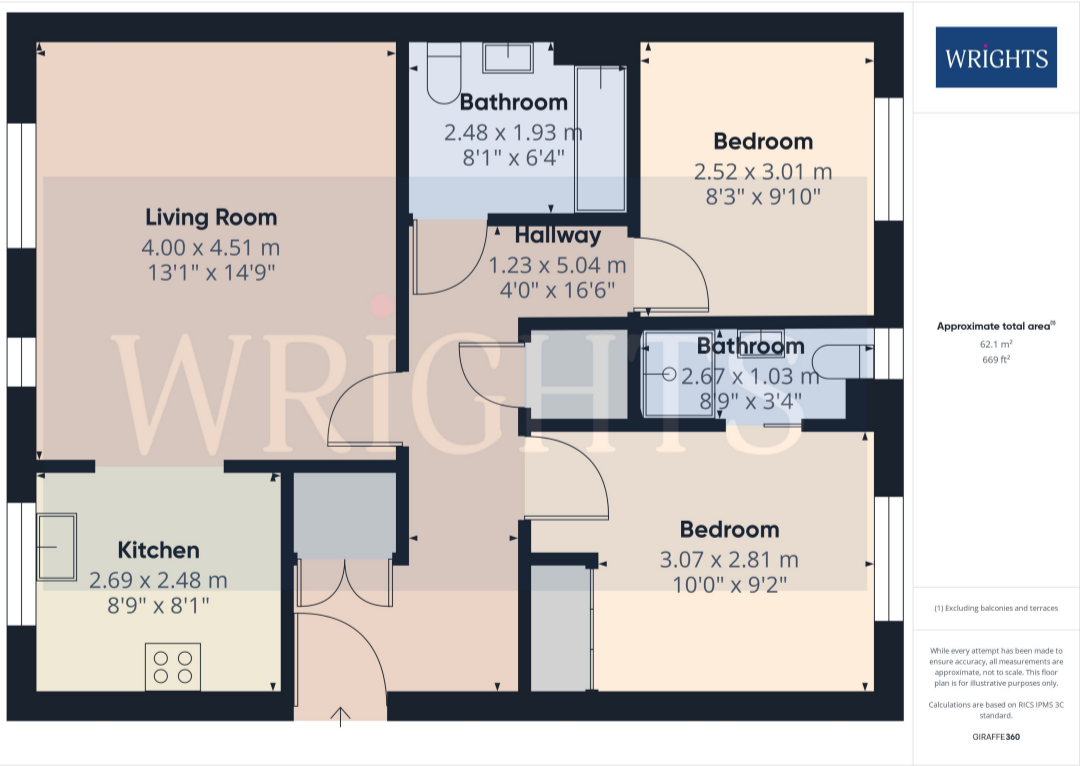
Birkin Court is named after Sir Tim Henry Birkin, inventor, car builder and renowned racing driver. He won many races during his career including several Le mans 24 hour races in the 1920's driving his own Bentley Blower race car. His car building business "Birkin Motor Company" was at one time located on Broadwater Road. The book Full Throttle was written in 1932 about his exploits and later turned in to a 1995 film of the same name and his character was played by Rowan Atkinson.

MATERIAL INFORMATION

The communal CCTV is installed internal to the hallways and external areas and can be accessed via an app on a mobile device.
Lease: 119 Years remaining
Ground Rent: £250 for the annum
Service Charge: £1,800 for the annum.

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualised as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal points are the Howard Centre home to popular high street retailers and a John Lewis department store. Complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92+) A	85	85	
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC