



11 Charlotte Court, Welwyn Garden City, Hertfordshire, AL7 4FT

- Two Double Bedrooms
- First Floor Apartment
- En-Suite to Master
- Open Plan Lounge Kitchen Diner
- Impressive Modern Kitchen
- Ample Storage
- Juliette Balcony
- Two Allocated Parking Spaces



PROPERTY DESCRIPTION

This impressive well-presented two double bedroom first floor apartment is situated within a modern development benefiting from secure communal entrance doors and well-maintained communal areas. A useful reception area is located outside the apartment, ideal for coats and shoes. Upon entering, the apartment opens into an inviting hallway with a large storage cupboard, providing excellent practicality. The principal bedroom is a generous double, complete with built-in storage and a contemporary en-suite shower room comprising a walk-in shower, wash basin and WC. The second double bedroom also benefits from built-in storage and features a pull-down double bed, allowing the room to be easily adapted as a home office or playroom when not in use. A modern family bathroom is fitted with a shower over the bath, wash basin, WC and a heated towel rail. The standout feature of the apartment is the spacious open-plan lounge/kitchen/diner, offering an excellent space for relaxing and entertaining. The stylish fitted kitchen boasts a range of integrated appliances, creating a sleek and functional heart to the home. Externally, the property further benefits from two allocated parking spaces.



ROOM DESCRIPTIONS

Welcome to Charlotte Court

This private block has a security door into a well maintained and clean communal area. The property has a useful reception area outside the front door, ideal for shoes and coats. Upon entering the apartment a generous hallway gives access to a large storage cupboard, master bedroom with built in full length wardrobes and modern en-suite with a walk in shower, basin and w/c. A second double bedroom certainly doesn't disappoint with built in storage units and a fold away double bed - making this room into an office or playroom if required. The family bathroom has a shower over the bath, basin and w/c. The real hub of this home is the stylish open plan lounge kitchen diner, with integrated appliances, ample space for a dining table, relaxing lounge and the added bonus of a juliette balcony, all stunningly presented throughout.

Outside Area

Well maintained communal grounds add to the appeal of this property along with two allocated parking bays and two visitor parking permits.

Material Information

Lease: 994 Years Remaining

Service Charge: £1,534.16 for June 2025 - June 2026

Council Tax Band - C
£2,037.07

The leasehold charges have been supplied by the vendors, and any interested parties are advised to rely on their own conveyancers for verification.

About Welwyn Garden City

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Centre is located in the town centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



