



WRIGHTS

## 2 Charlotte Court, Welwyn Garden City, Hertfordshire, AL7 4FT

- MODERN APARTMENT BUILT IN 2020
- GROUND FLOOR APARTMENT
- OPEN PLAN KITCHEN / LIVING ROOM
- HIGH SPEC INTEGRATED KITCHEN & BATHROOMS
- LARGE STORAGE CUPBOARD
- LANDSCAPED COMMUNAL GARDENS TO ENJOY
- TWO ALLOCATED PARKING BAYS IN A PRIVATE CAR PARK
- LONG LEASE AND REASONABLE CHARGES
- TWO BRIGHT DOUBLE BEDROOMS
- EN-SUITE AND MAIN BATHROOM





## PROPERTY DESCRIPTION

Welcome to Charlotte Court, a rare opportunity to purchase this stunning TWO BEDROOM GROUND FLOOR APARTMENT with exceptional living space just a stone throws away from the town centre with mainline station that has fast rail links to London in under 15 minutes. Constructed in 2020 by builders Bellway, this apartment featuring 5 YEARS NHBC WARRANTY left. Finished to a high standard, it includes over 70 sq ft of thoughtfully designed living space and with two great sized rooms and en-suite to principle. With TWO Allocated parking and PRIVATE BACK DOOR to the communal outside space completes this desirable home. An ideal apartment for a downsizer still wanting space or a city worker with the escape of the countryside. A must-view property to appreciate the home's noteworthy features. Read on...





## ROOM DESCRIPTIONS

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### TAKE A TOUR OF THE APARTMENT

Upon entering the well-maintained communal area, your apartment's front door is located on the ground floor, accessed via its own landing only serving one other apartment. As you step through the front door, you are welcomed by large hidden storage area with offers an array of storage solutions for modern living. Proceeding down the hallway, you'll find the principal bedroom offering ample space—easily accommodating a king-sized bed if desired. The bedroom features tall floor to ceilings built in wardrobes. An elegant en-suite bathroom adjoins the principal bedroom, boasting a luxurious finish with beautifully tiled walls, a walk-in rainfall shower, a low level W/C, and a vanity sink with the additional features include a heated towel rail, enhancing comfort and convenience. Proceeding down the hallway you will find the spacious second bedroom, which could easily accommodate a double bed if required with large windows allowing the light to flood into the bedroom.

### Continued

Proceeding down the hallway, you will find the generously sized family bathroom, equipped with a bath with overhead shower, tilted surrounds, heated towel rail and low-level W/C. At the end of the hallway, you enter the stunning open-plan kitchen and living room, filled with natural light courtesy of the bay window at the back as well as the rear door that opens out the communal area that floods the space with sunlight. The kitchen boasts a sophisticated selection of wall and base units, complemented by integrated appliances—including a low-level oven, induction hob, extractor, dishwasher and fridge freezer. The kitchen space can easily fit a dining table with seating available for four to six people overlooking the private communal grounds. The lounge features a large entertaining space with large windows to fill the space with natural light. In addition you have the bay window offer a unique niche for further seating or nifty work from home areas.

### OUTSIDE AREA

This ground floor apartment offers step free access to communal outdoor area via its own private rear door which can plan host to an alfresco dining area or small private garden if required. From the rear door you will also be able to see your two allocated park bays within easy reach of the apartment. On the site you will find numerous visitor parking bays for guests.

### WHAT THE OWNERS SAY

#### MATERIAL INFORMATION

Lease: 994 Years Remaining  
Service Charge: £1,581.20 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 WEWLYN GARDEN CITY

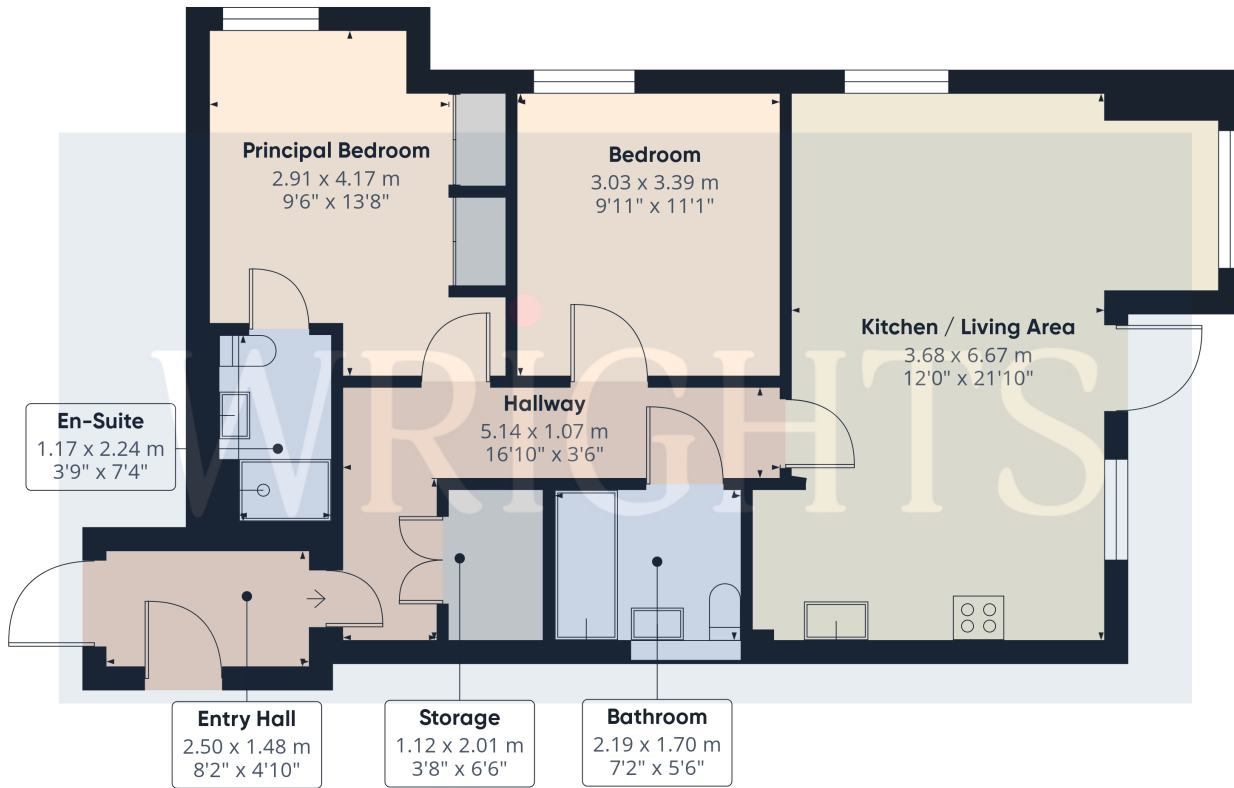
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis 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.



# FLOORPLAN & EPC

WRIGHTS

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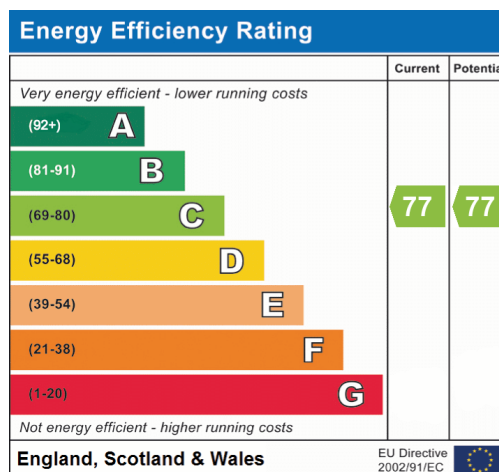


**Approximate total area<sup>m</sup>**  
73.3 m<sup>2</sup>  
788 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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