



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

- LUXURY TWO BEDROOM APARTMENT JUST YARDS FROM THE STATION
- PRIVATE PARKING
- EN-SUITE PLUS MAIN BATHROOM
- BESPOKE FITTED KITCHEN
- ONLY 6 PROPERTIES IN THE BLOCK
- CHAIN FREE
- PURCHASED BRAND NEW BY THE VENDOR
- INTERNAL AND EXTERNAL COMMUNAL SECURITY CAMERAS



PROPERTY DESCRIPTION

****CHAIN FREE**** A fantastic and unique opportunity to buy this rarely available AS NEW, TOP FLOOR, TWO DOUBLE BEDROOM contemporary apartment which has been tastefully designed. Constructed by Wheatley Homes in 2019 on the exclusive 'Birkin Court' development of just 11 contemporary apartments and 12 stylish townhouses. The pristine Apartment offers an ideal choice for buyers looking for their dream home in Welwyn Garden City, and is PERFECT FOR COMMUTERS looking for a well connected and desirable location outside central London. Features include: DUAL ASPECT views providing an abundance of light, EN-SUITE TO PRINCIPAL BEDROOM, energy efficient, secure entry system, PRIVATE PARKING BAY and bike storage. Landscaped courtyard gardens. A LONG LEASE and NHBC WARRANTY REMAINING AND LOW SERVICE CHARGES IN COMPARISON TO SIMILAR SITES. The development benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the development. An investor could achieve in the region of £1450.00 pcm. Energy rating B.



ROOM DESCRIPTIONS

WHAT THE OWNER SAYS

"Living at 6 Birkin Court as my first home has been an absolute joy. The high-quality finish throughout is impressive. I especially like the large bathroom and spacious kitchen which holds more storage than you'd expect. The big windows generate abundant natural light, combined with a contemporary colour scheme, creates a bright, airy, and a modern feel throughout the home. The property also includes modern features like USB plug sockets in the kitchen and TV satellite connections in both the living room and master bedroom. The building has CCTV cameras installed, inside and out, providing excellent security, and it's still under its 10-year NHBC warranty for peace of mind. The community here is fantastic. Most residents are part of a neighbourhood WhatsApp group, which has been a great way to stay connected and offer support.

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There's an allocated parking space, a shared indoor bike shed and visitor car park, perfect for when friends and family come round for visits. The location is incredibly convenient, with just a few minutes walk to the town center and train station, which takes only 30 minutes commute to Central London. The nearby Pear Tree parade has all the essentials, including a takeaway, dentist, and doctor's office. For those who enjoy the outdoors, there are great walking areas nearby, with Sherrardswood and Stanborough Park just a short distance away. Birkin Court offers modern living, a welcoming community, and a prime location. It's ready for its next owner to enjoy."

WELCOME TO BIRKIN COURT

A warm and welcoming apartment with large windows flooding this apartment with lots of natural light. This is the most beautiful, tranquil, bright, light and airy home. High ceilings give these rooms an air of elegance and sophistication. A generous entrance hall with cosy high quality carpeted flooring and large storage cupboard. The main living space is the most charming area to socialise in, large enough to have a dedicated dining area. This room overlooks the Broadwater and gardens below. An open plan fully integrated kitchen with a vast range of fully handleless "Nobila" units with quartz tops and up stands. Integrated dishwasher, fridge/ freezer, washing machine and Neff cooker with inset hob. Under counter led lighting completes this room.

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The main bedroom is a great size and offers built-in wardrobes. A stylish en-suite shower room with contemporary tiles and fittings compliments the room. The second bedroom is a good size and will easily fit a double bed, this room has a large floor-to-ceiling style window. The bathroom is off the hallway with tiled floor and part tiled walls. Panel bath with shower attachment, low level w/c, sink with vanity unit, chrome fittings and a heated towel rail for comfort. Outside there are communal landscaped gardens, lockable bike store and bin store. Private parking bay plus 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.

ADDITIONAL INFORMATION

Furniture is available subject to negotiation, most of which is hardly used so as new.

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

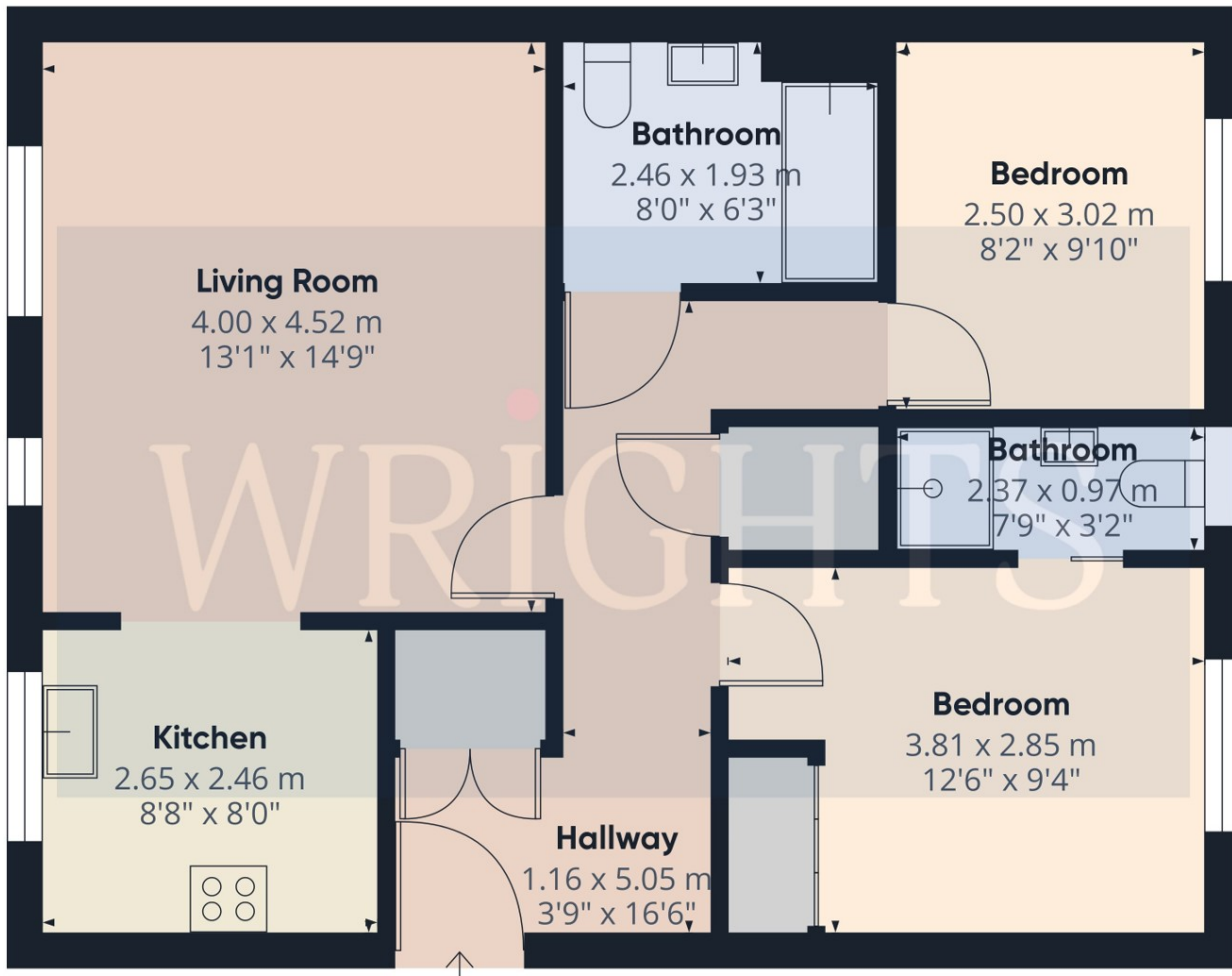
Ground Rent: £250 for the annum

Service Charge: £1907.48 for the annum.



FLOORPLAN & EPC

WRIGHTS



WRIGHTS

Approximate total area[®]

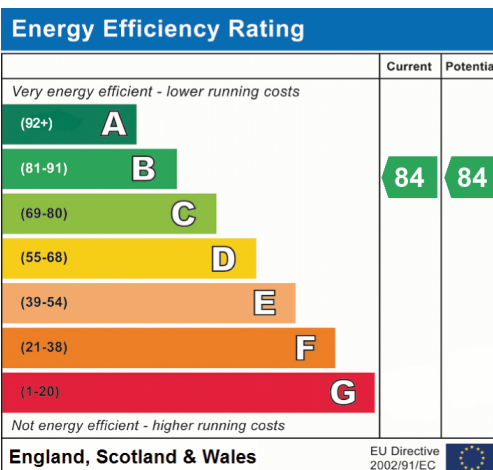
68 SQ/M
731 SQ/FT

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



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