



45 Duchess Court, Welwyn Garden City, Hertfordshire, AL7 4FP

- NHBC WARRANTY STILL REMAINING
- UNDERGROUND PRIVATE PARKING
- EN-SUITE BATHROOM
- MODERN APARTMENT
- JULIETTE BALCONY OFF LIVING AREA
- CHAIN FREE
- SECOND FLOOR WITH LIFT
- INTEGRATED KITCHEN
- UTILITY CUPBOARD



PROPERTY DESCRIPTION

****CHAIN FREE VIEW ANYTIME WE HOLD KEYS **** A delightful TWO DOUBLE BEDROOM second floor luxury apartment in the highly sought after BELLWAY QEII development. Constructed just 5 years ago. This is a one owner from new property and offers bright accommodation comprising a wonderful open plan kitchen living area with INTEGRATED APPLIANCES and JULIETTE BALCONY. Two great size bedrooms with a BONUS EN-SUITE and WARDROBES to bedroom one and a luxury bathroom. Large hallway with the added benefit of a UTILITY CUPBOARD. The property comes with ALLOCATED UNDERCOVER PARKING and there is a LIFT TO ALL FLOORS. COMMUNAL TERRACE and COUNTRYSIDE WALKS ON YOUR DOORSTEP. Conveniently located, the town centre is just a short drive where you will find the Mainline station. Equally Hatfield station is just a short drive from the development. The A414 serving the A1M is close by. A must view property to appreciate this luxury home.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Intercom access, carpeted hallways, security lighting and lift to all floors.

HALLWAY

A large inviting entrance, intercom handset, and handy utility cupboard with plumbing.

LIVING / DINING AREA

Open plan accommodation featuring a white high gloss integrated kitchen with appliances to include; oven with inert hob and extractor, fridge/ freezer and dishwasher. Juliet balcony and storage cupboard.

BEDROOM ONE

Built in wardrobe to remain.

EN-SUITE

Luxury modern suite comprising double shower cubicle, wash hand basin, low level w/c, for comfort there is a chrome heated towel rail, extractor. Part tiled walls and floor.

BEDROOM TWO

FAMILY BATHROOM

Another luxury facility this time comprising panel bath with shower over, wash hand basin, low level w/c. Part tiled walls and floor. For comfort there is a heated chrome towel rail, shaver point and extractor.

PARKING ARRANGEMENTS

Undercover allocated parking bay for one car plus visitors bays.

LEASE INFORMATION

992 Years left on lease

Ground rent is £250 per annum

service Charge is £ 204.47 per quarter

Building insurance is £290.00 for the annum.

ADDITIONAL NOTES

This property is being sold on behalf of a part exchange new homes developer. A strict 28 day exchange of contracts from date of the sale being agreed unless otherwise stated.

COUNCIL TAX BAND C

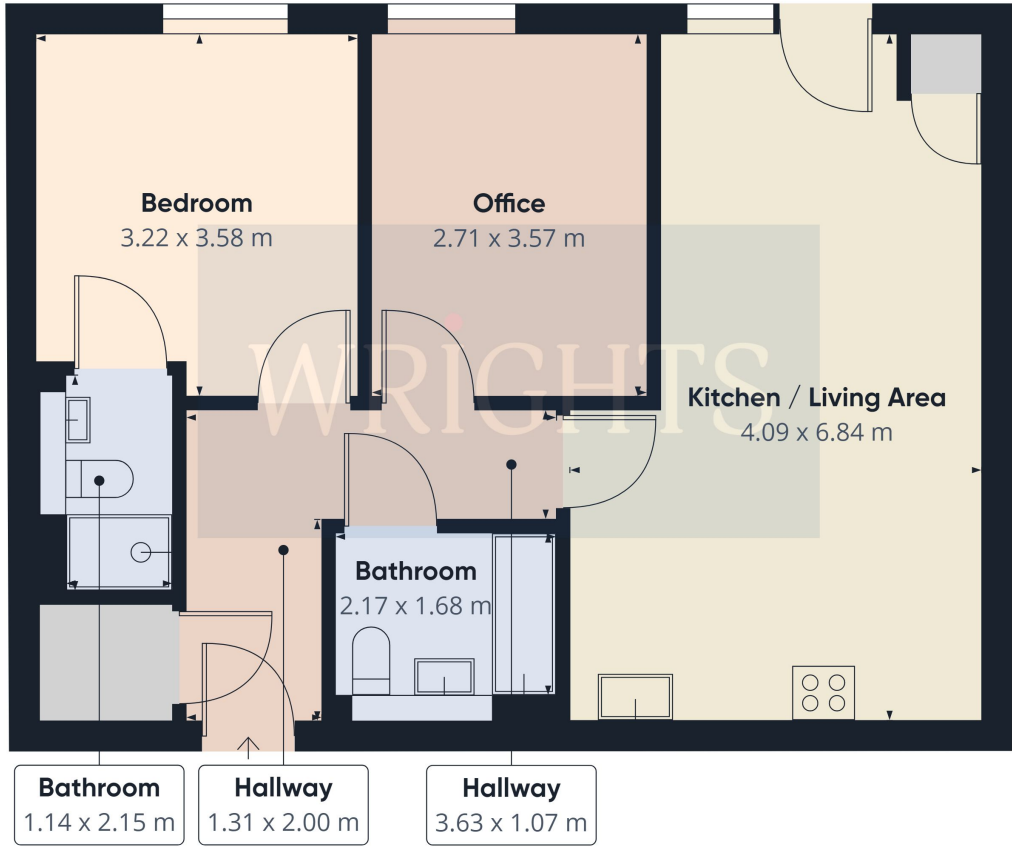
£1,941.47

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 Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. 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



Approximate total area⁽¹⁾
61.35 m²

(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.
GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B		84	84
(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	

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