



## 32 Duncan Close, Welwyn Garden City, Hertfordshire, AL7 3XP

- Two Bedroom First Floor Apartment
- Dual Aspect Lounge Diner
- Loft Space
- Walking Distance To Mainline Train Station
- Block of Only Six Apartments
- Allocated Parking & Visitor Bays
- Cul-De-Sac Location
- Extended Lease





## PROPERTY DESCRIPTION

Tucked away in a peaceful cul-de-sac, this well-presented two-bedroom first floor apartment offers a fantastic opportunity for first-time buyers, downsizers or investors alike. Forming part of a small, well-maintained development of just six properties, the apartment enjoys a quiet setting while being conveniently located less than a mile from the town centre. Internally, the accommodation is spacious and light-filled, featuring a modern fitted kitchen and a generously sized dual-aspect lounge/diner – perfect for both relaxing and entertaining. The main bedroom is a good-sized double with built-in storage, complemented by a second bedroom ideal as a single room, home office or nursery. The bathroom has been upgraded to include a contemporary walk-in shower, basin and WC. The property is presented in excellent condition throughout and also benefits from loft space, offering valuable additional storage. Externally, there is one allocated parking space along with additional visitor bays for guests. Early viewing is highly recommended to fully appreciate the space, location and quality on offer.





## ROOM DESCRIPTIONS

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### Welcome to Duncan Close

A quiet cul-de-sac located just a mile from the town centre and mainline trains, this well presented, two bedroom first floor apartment is ideal for first time buyers, commuters or investors. A welcoming hallway, leads to an impressive light and airy dual aspect lounge diner, a modern kitchen with ample workspace, impressive bathroom, fully tiled with a walk-in shower, double bedroom with built in storage and a single bedroom which could be used as an office space. There is also the added bonus of a loft, offering additional storage.

### External

The property has an allocated parking space as well as visitor parking spaces for added convenience.

### 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 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.

### Material Information

Lease Length : 153 years

Ground Rent : £200.00 pa

Service Charge : £125.00 pa

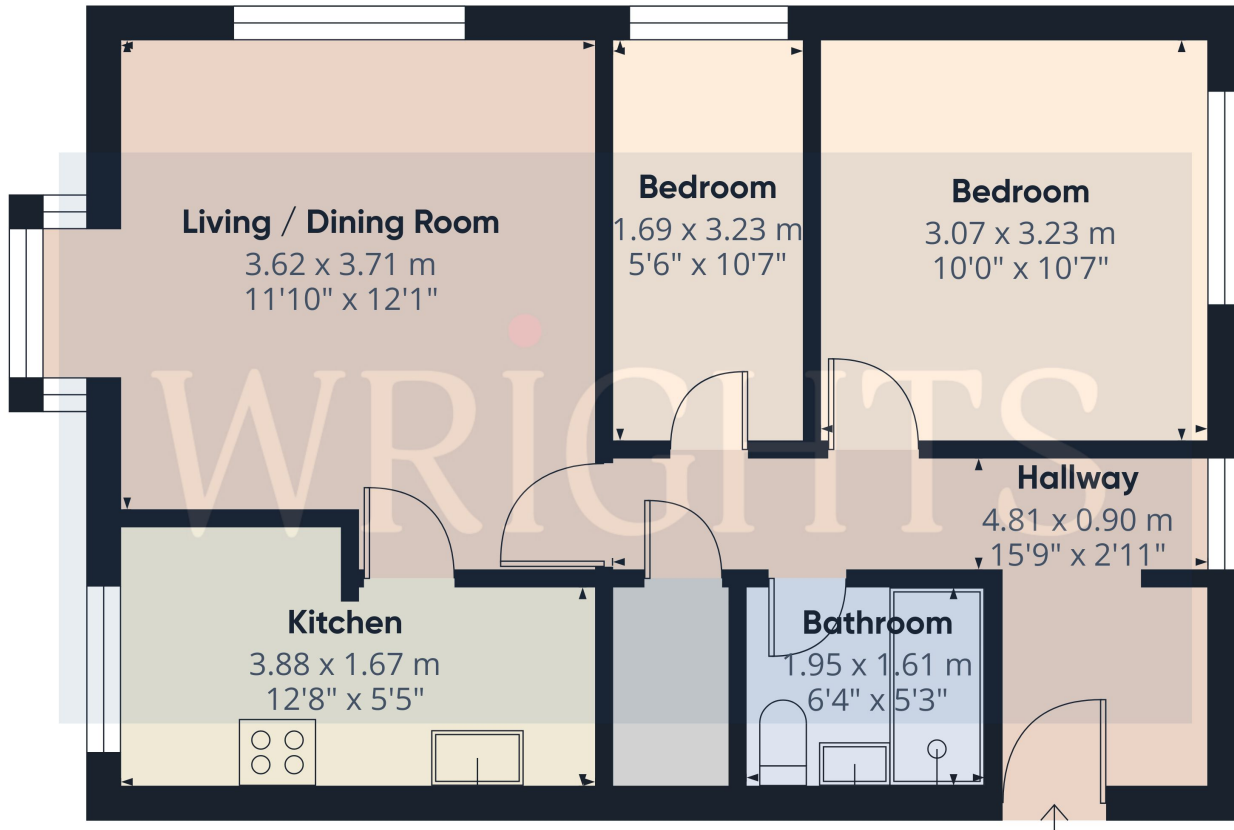
Tax Band : C - £2037.07



# FLOORPLAN & EPC

WRIGHTS

WRIGHTS

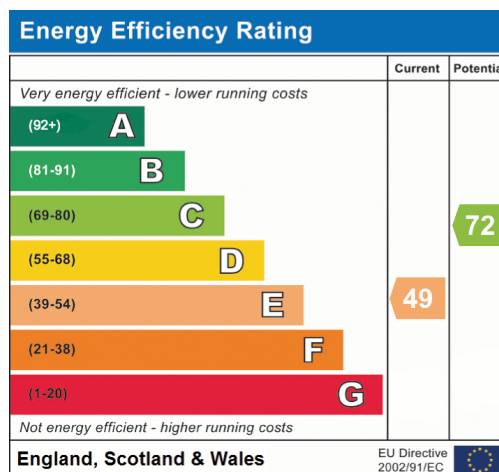


Approximate total area<sup>m</sup>  
50.6 m<sup>2</sup>  
545 ft<sup>2</sup>

(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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