

FOR SALE

£325,000 Leasehold



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

- MODERN APARTMENT
- MASTER BEDROOM WITH EN-SUITE
- UNDERGROUND PRIVATE PARKING
- UTILITY CUPBOARD
- MOTIVATED SELLER
- CLOSE BY TO TRANSPORT LINKS
- FIRST FLOOR WITH LIFT ACCESS
- BALCONY AREA OFF LIVING AREA AND MASTER BEDROOM

WRIGHTS

Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

A STUNNING TWO DOUBLE BEDROOM first-floor apartment situated within the highly sought-after BELLWAY QEII development. The property offers bright and spacious accommodation including a fantastic OPEN-PLAN KITCHEN/LIVING AREA with INTEGRATED APPLIANCES and BALCONY area off the Living room. Both bedrooms are generous doubles, with the principal bedroom benefiting from an EN-SUITE, alongside a modern main bathroom and useful UTILITY CUPBOARD. Further benefits include ALLOCATED UNDERCOVER PARKING, LIFT ACCESS TO ALL FLOORS, a COMMUNAL TERRACE and COUNTRYSIDE WALKS ON YOUR DOORSTEP. Ideally positioned for Welwyn Garden City, Hatfield and excellent road links via the A414 and A1(M). A MUST VIEW!



ROOM DESCRIPTIONS

ACCOMMODATION

APARTMENT ENTRANCE

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

HALLWAY

A large inviting entrance, intercom handset, and handy utility cupboard with plumbing for a washing machine

OPEN PLANNED LIVING / DINNING AREA / KITCHEN

Open-plan accommodation featuring high-gloss white units with integrated oven, hob, extractor and dishwasher, complemented by wood-effect work surfaces. The kitchen flows seamlessly into the spacious dining and living area, with ample room for a dining table and comfortable lounge furniture. Large windows allow plenty of natural light to fill the room with plantation shutters, creating a bright and welcoming living space.

BEDROOM ONE

A bright and spacious double bedroom featuring plantation shutters and French doors opening onto a private balcony.

EN-SUITE

A modern en-suite shower room with a walk-in shower, wash hand basin, WC and heated towel rail.

BEDROOM TWO

A well-proportioned bedroom featuring built-in mirrored wardrobes, plantation shutters and plenty of space for additional bedroom furniture.

FAMILY BATHROOM

Modern family bathroom featuring a panelled bath with shower over and glass screen, wash hand basin, WC and chrome heated towel rail with fully tiled walls and flooring.

PARKING ARRANGEMENTS

Undercover allocated parking bay for one car plus visitors bays.

LEASE INFORMATION

990 Years left on lease

Ground rent is £250 per annum

service Charge is £ 1,566.88

COUNCIL TAX BAND C

Band C £2,138.03

ABOUT WELWYN GARDEN CITY

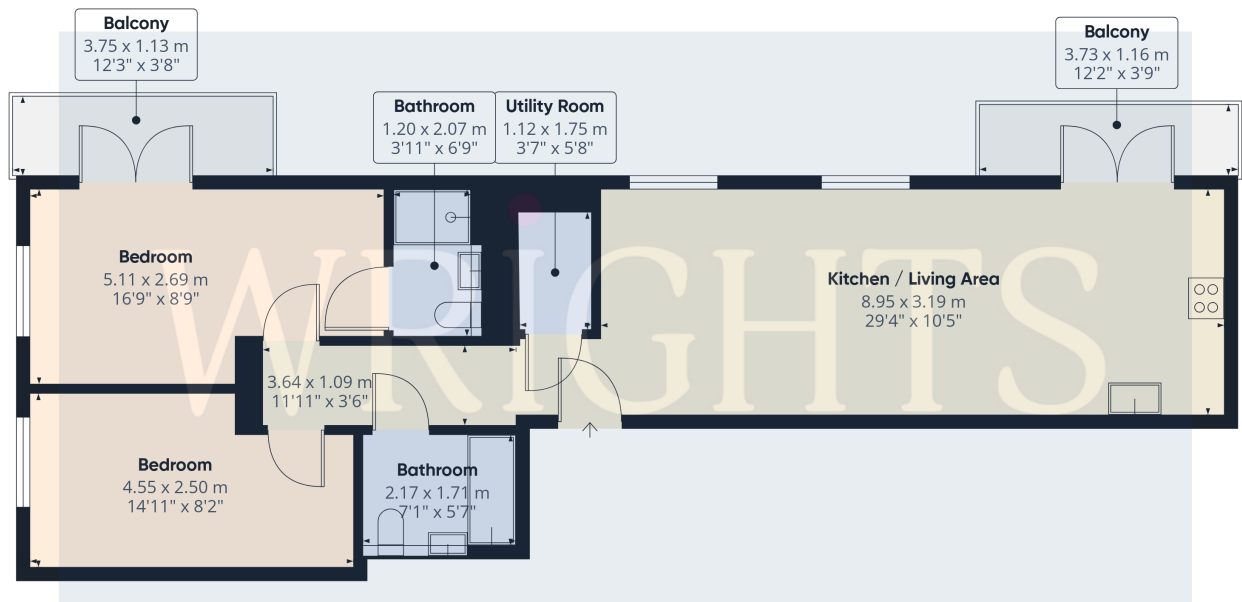
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis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

BUYER INFORMATION & PROPERTY DISCLAIMER

In accordance with UK Anti Money Laundering (AML) regulations, all buyers must complete identity verification once their offer is accepted. We use a third-party verification service at a cost of £35 per person (inclusive of VAT). This fee is non-refundable and buyers should be aware of this requirement before proceeding with a purchase.

These property details are provided in good faith but do not form part of any offer or contract. Buyers should rely on their own investigations and advice from their legal representative. Wrights have not tested any fixtures, fittings, appliances, or services and cannot guarantee their condition. While every effort is made to ensure the information provided is accurate, buyers should satisfy themselves as to all aspects of the property.





WRIGHTS

Approximate total area⁽¹⁾

66.7 m²
717 ft²

Balconies and terraces

8.5 m²
91 ft²

(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

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