

Duchess Court, Welwyn Garden City, AL7

 2 Double Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Secure Underground
Parking

 Communal

 EPC Band B

Council Tax
Band: C – £2,037.07 (2025-2026)

Leasehold: From 01/08/2016 – 990
years remaining.
Service Charge: £1,053.78 pa
Ground Rent: £250 pa

Guide Price
£310,000 Leasehold

 **ashtons**
for life's great moves



This stylish two bedroom, two bathroom modern apartment boasts excellent living space, is well presented throughout and comes to the market with secure underground parking and no onward chain.

Description

Set within a well-maintained development, this beautifully presented two-bedroom, two-bathroom apartment offers stylish and spacious accommodation ideal for modern living.

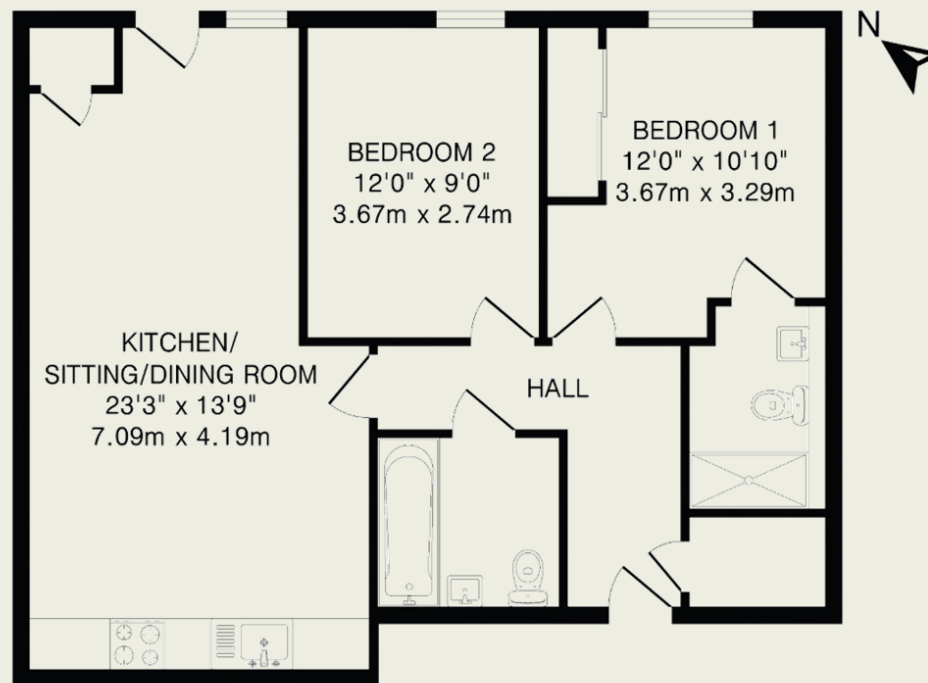
The property features two generously sized double bedrooms, including a principal suite complete with a sleek en-suite shower room. A separate family bathroom showcases a contemporary three-piece suite, while a conveniently located utility cupboard provides valuable additional storage space.

The heart of the home is a stunning open-plan kitchen and living area, designed with both comfort and functionality in mind. The kitchen is fitted with an attractive range of wall and base units, integrated appliances, and ample worktop space, seamlessly flowing into a versatile living/dining area—perfect for entertaining or relaxing.

Residents enjoy the added benefits of lift access to all floors, secure underground parking, visitor parking, and easy access to the town centre and local amenities.

Location

Duchess Court is a private modern development of luxury apartments on the southern side of town and forms part of a recent Bellway development. It provides excellent commuter links and falls within popular local schooling catchment, whilst also being just a short walk from The Commons Nature Reserve.



Third Floor

TOTAL FLOOR AREA: 727 sq.ft.(67.5 sq.m)approx.
This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.

