


 2 Bedrooms

 2 Bathrooms

 1 Reception

 Allocated

 EPC Band B

Leasehold (990 years remaining)

Service Charge:
£1,400.00 per annum

Ground Rent:
£250.00 per annum

Council Tax Band:
C £2,138.03 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



Beautifully presented chain-free 2-bed, 2-bath modern apartment with high-quality finish, useful utility/storage space, lift service, and secure underground allocated parking.

Description

This impressive two-bedroom, two-bathroom modern apartment boasts stunning features. With fantastic living accommodation, the property comprises two spacious double bedrooms, the principal with a stylish en-suite shower room, and a separate family bathroom with a modern three-piece suite. There's a utility cupboard with additional storage and a stunning open-plan kitchen/living area, featuring a range of wall-mounted and base units, integrated appliances, and worktops offering ample space for dining and living. Additional benefits include lift service to all floors, secure underground parking, visitor parking, and easy access to the town centre.

Location

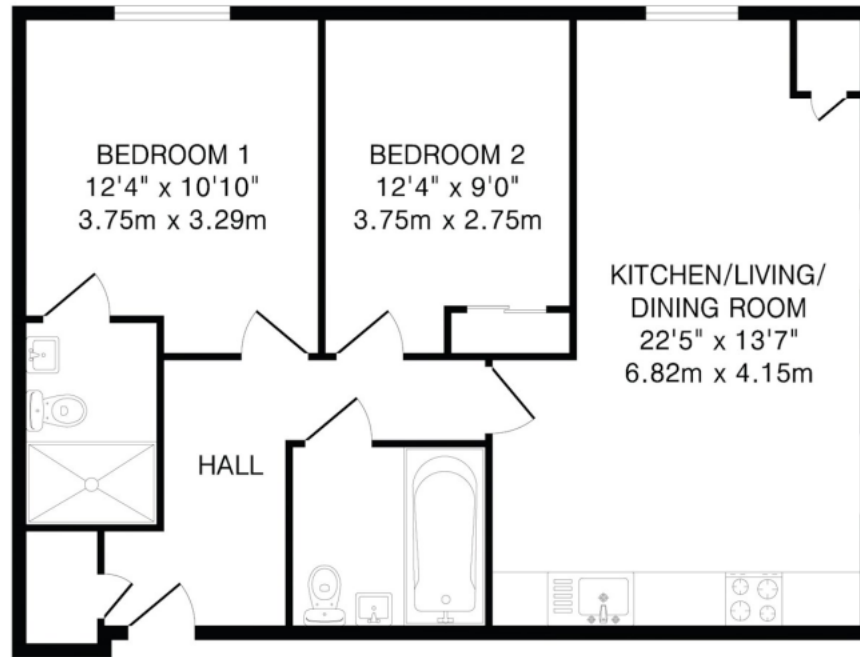
Duchess Court: A luxury modern Bellway development on town's south side. Offers excellent commuter links, within sought-after school catchments, and a short walk to The Commons Nature Reserve.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Third Floor

TOTAL FLOOR AREA: 692 sq.ft.(64.2 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 obligations 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 2024 equated to £29.76 per referral.