



2 bedrooms



2 bathrooms



1 reception



Communal Garden



Underground



EPC Band B

Leasehold

Council Tax Band:

C £2,037.07 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council





**Stylish 2-bed, 2-bath modern apartment with excellent living space, well presented, 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. Leasehold: From 01/08/2016 - 990 years remaining. Service Charge: £1,053.78 pa Ground Rent: £250 pa

### Location

Duchess Court is a private modern development with luxury apartments in a recent Bellway project. It offers excellent commuter links, falls within popular school catchments, and is a short walk from The Commons Nature Reserve.

#### Buyers Information

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.



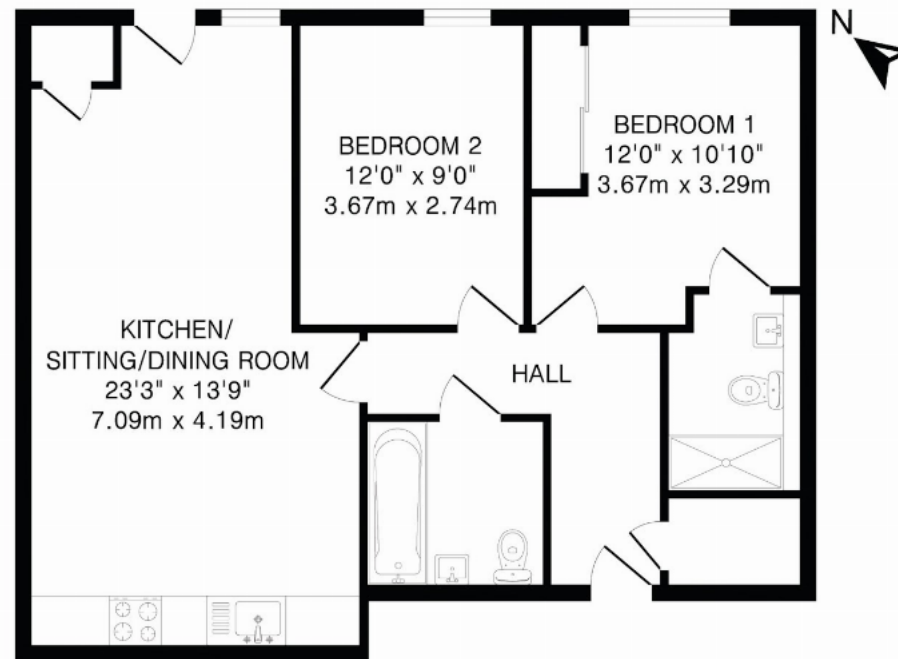












Third Floor

TOTAL FLOOR AREA: 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 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.