



2 Bedrooms



2 Bathrooms



1 Reception



Communal Garden



Allocated



EPC Band B

Leasehold (118 years remaining)

Service Charge:

£1,680.00 per annum

Ground Rent:

£325.00 per annum

Council Tax Band:

D £2,405.28 (2026-2027)

Local Authority:

Welwyn Hatfield Borough Council



An immaculately presented two bedroom top floor flat, benefitting from a private balcony and allocated parking.

Description

An immaculately presented, larger-than-average two-bedroom top-floor apartment, ideally positioned within a sought-after private development just a five-minute walk from Welwyn Garden City station. With London King's Cross reachable in around 25 minutes, the property combines excellent commuter links with easy access to the town centre, gyms, shops and everyday amenities. Originally the development's show apartment, the property benefits from upgraded Amtico flooring through the entrance hall and kitchen. Its top-floor position provides enhanced ceiling heights, an excellent sense of space and open views across Welwyn Garden City. The welcoming entrance hall leads to two generous double bedrooms. The principal bedroom comfortably accommodates a super king-size bed and features a stylish en-suite shower room. The second bedroom offers excellent flexibility as a guest room, nursery or dedicated home office and is served by a spacious modern bathroom with a heated towel rail and ample storage. Bright and beautifully presented throughout, every window is fitted with smart blinds that can be controlled remotely or through Google Assistant and Alexa. At the heart of the apartment is a generous open-plan kitchen and living area, creating a sociable space for relaxing, dining and entertaining. The contemporary kitchen includes high-quality integrated appliances, while doors from the living area open directly onto a private south-east-facing balcony. The apartment includes one secure allocated parking space, with EV charging facilities.

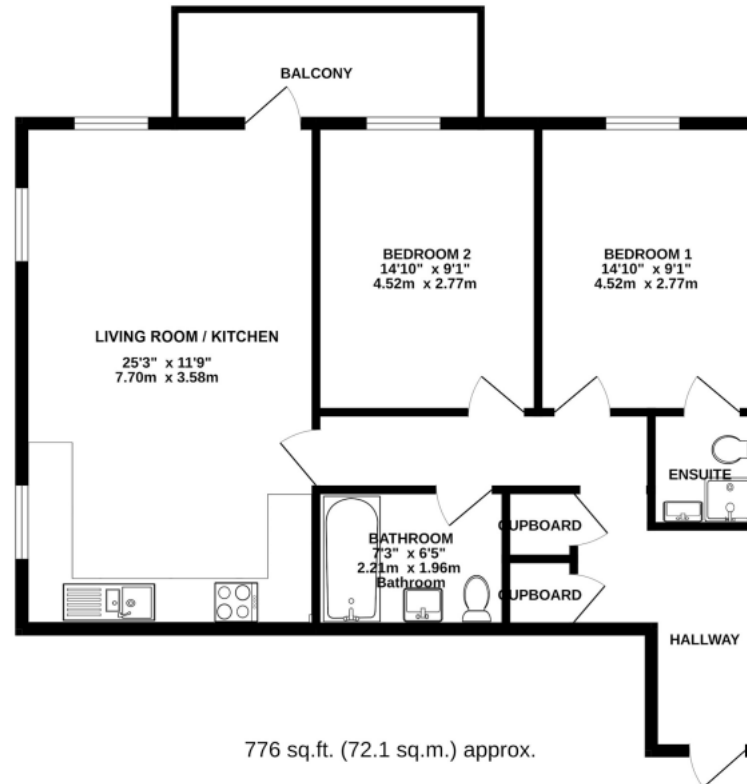
Location

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.









776 sq.ft. (72.1 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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