

**flat 53 Duchess Court**  
**Welwyn Garden City, AL7 4FP**  
**£1,595**







## **flat 53 Duchess Court Welwyn Garden City, AL7 4FP**

This grand spec newbuild apartment, only three years old, located 5 minutes away from the QE2, Welwyn Garden City offers a very modern and spacious living space, ideal for professionals.

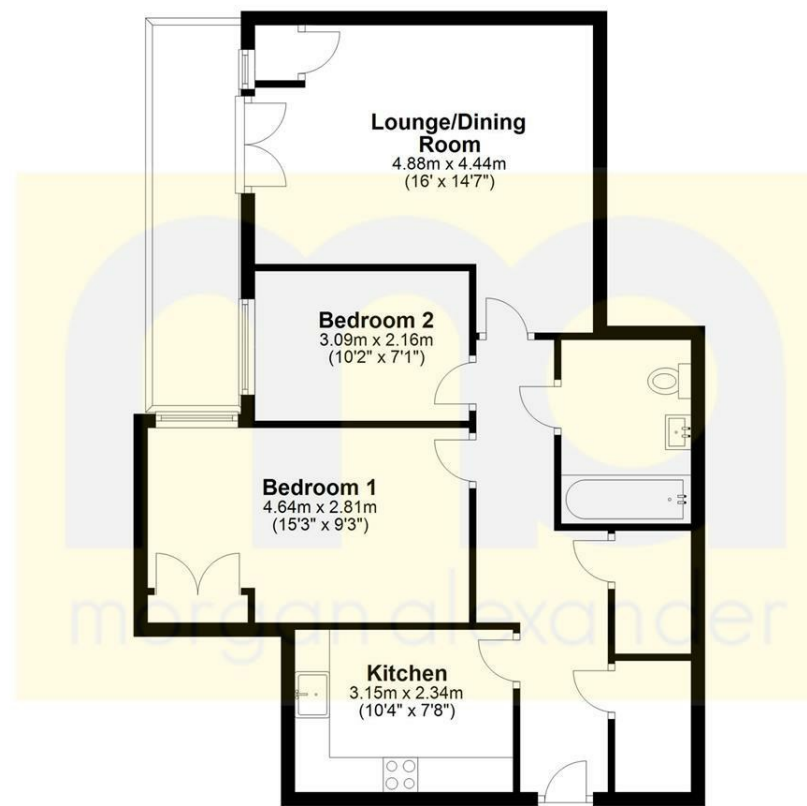
Located on the third floor of the building, this apartment includes wooden flooring all throughout the entrance hallway, two large double bedrooms (one with integrated wardrobes) a substantially large kitchen with modern integrated appliances, a finely tiled bathroom (bathtub & shower rail), a big utility/storage cupboard area and a very large separate living space, before leading to the balcony overlooking the new development.

This property comes with a single allocated parking bay as well as a visitors parking permit to park in the visitors bay.  
Available first week of March 2024.





**Third Floor**  
Approx. 66.1 sq. metres (711.2 sq. feet)



Total area: approx. 66.1 sq. metres (711.2 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
Property marketing provided by [www.matthewkyle.co.uk](http://www.matthewkyle.co.uk)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

#### PROPERTY MISDESCRIPTIONS ACT 1991

The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. The measurements supplied are for general guidance and as such must not be relied on as fact. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make a final inspection of the property prior to exchange of contracts.

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