



Strictly Private and Confidential

9 Charlotte Court | William Close | Welwyn Garden City | AL7 4FT

Summary:

A beautifully presented two double bedroom first-floor apartment, situated within this popular development built by Bellway Homes. Finished to a high specification throughout, the property offers well-proportioned and contemporary accommodation, including an impressive open-plan kitchen and living area, enjoying attractive views across the surrounding woodland. An ideal purchase for first-time buyers, professionals or those seeking a modern home in a desirable setting.

Accommodation:

Finished to a high specification throughout, this impressive apartment offers spacious, contemporary living accommodation, thoughtfully designed to provide both comfort and practicality. At the heart of the home is a generous open-plan kitchen and living area, creating a wonderful space for everyday living, relaxing and entertaining. The kitchen is fitted with a comprehensive range of stylish base and eye-level units, complemented by a selection of integrated appliances.

There are two well-proportioned double bedrooms, with the principal bedroom further enhanced by fitted wardrobes and a well-appointed en-suite shower room. A separate family bathroom serves the second bedroom and visiting guests, completing the accommodation. Additional benefits include a useful utility cupboard, electric heating and the considerable advantage of two allocated parking spaces.

Location:

The location is particularly convenient, with a range of everyday amenities close at hand. Aldi, Tesco Express and a selection of other local shops are all within approximately two to three minutes on foot, while the town centre and Hatfield railway station can be reached in around ten minutes. This excellent positioning offers easy access to shopping, local facilities and transport connections, making the apartment an appealing choice for both owner-occupiers and investors alike.

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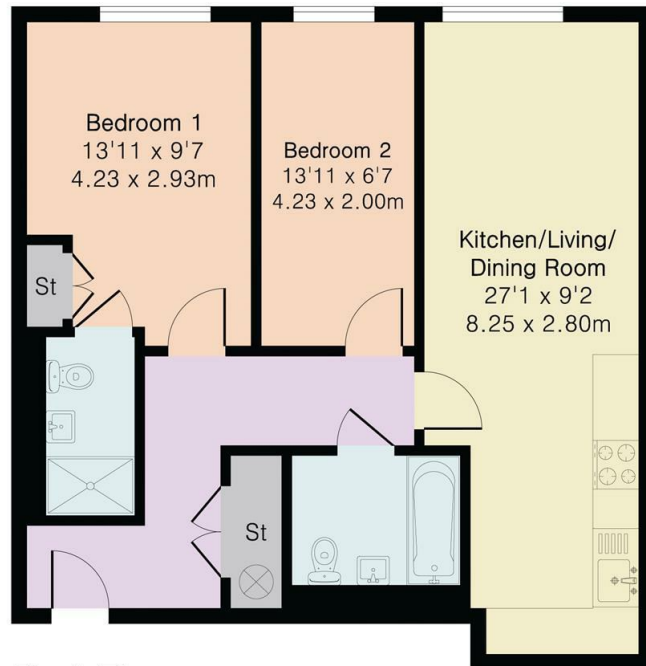
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Approximate Gross Internal Area 671 sq ft - 62 sq m



First Floor



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





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