



Willow Court

Flat 6, 37, Church Street, Welwyn,
Hertfordshire, AL6 9LS

Offers in Excess of £375,000

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properties

An immaculately presented and spacious two-bedroom first floor apartment, forming part of a modern and well-maintained development in the heart of the highly sought-after village of Welwyn. Offering bright and versatile accommodation throughout, this stylish home is perfectly suited to first-time buyers, downsizers or investors alike, combining contemporary living with excellent local amenities and superb transport links.

- Spacious open-plan living/dining room filled with natural light
- Two generous double bedrooms, both with fitted wardrobes
- Modern family bathroom finished to a high standard
- Allocated parking space plus visitor parking available
- Contemporary fitted kitchen with integrated appliances and wine cooler
- Principal bedroom with stylish en-suite shower room
- Beautifully maintained communal gardens with seating area and gazebo
- Excellent location close to village amenities and Welwyn North station



Ground Floor

Communal entry

Accessed via a video entry security system, the hall is bright and well maintained with carpeted floors and stairs leading to the 1st Floor.

First floor

The Flat

Entrance Hall

A well-presented and welcoming entrance hallway sets the tone for this attractive first floor flat. Generously proportioned, the space offers a bright and airy feel, enhanced by neutral décor and quality wood-effect flooring running throughout. The hallway provides access to all principal rooms and benefits from ample wall space, ideal for personal touches or additional storage solutions. Practical features include a secure entry system and a fitted alarm panel, offering peace of mind, while the layout allows for convenient everyday living. A useful shelving unit and designated areas for coats and shoes further enhance functionality. This inviting hallway creates an excellent first impression and seamlessly connects the accommodation within the home.

Living /diner

A spacious and beautifully presented open-plan living/dining room, offering a versatile layout ideal for both relaxing and entertaining. The room is filled with natural light thanks to dual windows, creating a bright and welcoming atmosphere throughout. The living area comfortably accommodates a range of seating, while the defined dining space provides ample room for a full-sized table and chairs. Finished with stylish wood-effect flooring and neutral décor, the space is ready to move straight into and suits a variety of interior styles. With its generous proportions and flexible layout, this impressive room forms the heart of the home, perfect for modern day living.

Kitchen

The kitchen is a sleek and contemporary galley-style space, thoughtfully designed to maximise both storage and functionality. Fitted with a range of modern wall and base units, complemented by quality work surfaces, the kitchen offers ample preparation space and a clean, streamlined finish. Integrated appliances include an oven, hob with extractor over, and a fridge/freezer, along with additional features such as a built-in wine cooler, adding a touch of luxury. A stainless steel sink with mixer tap is well positioned within the workspace, while under-cabinet lighting and spotlights enhance both practicality and ambience. Finished with stylish wood-effect flooring and neutral tones throughout, the kitchen is both practical and visually appealing—ideal for everyday living and entertaining alike.



Bedroom 1

Bedroom One is a spacious and beautifully presented principal bedroom, offering a peaceful and relaxing retreat. Generously proportioned, the room comfortably accommodates a king-size bed along with additional freestanding furniture, while still retaining a sense of space.

A large window allows for an abundance of natural light, complemented by a pleasant outlook, enhancing the bright and airy feel of the room. The décor is modern and neutral, finished with soft carpeting to create a warm and inviting atmosphere.

A key feature of the room is the extensive fitted wardrobe with sliding mirrored doors, providing excellent storage solutions while also reflecting light to further enhance the sense of space. This well-appointed bedroom offers both style and practicality, making it an ideal main bedroom within the home.

Ensuite

The en-suite is a stylish and contemporary shower room, finished to a high standard with modern fittings throughout. Comprising a spacious walk-in shower with glass enclosure, a sleek wall-mounted wash hand basin with vanity storage beneath, and a low-level WC. Fully tiled in neutral tones, the space offers a clean and elegant finish, complemented by a chrome heated towel rail and quality fixtures. A frosted window provides natural light while maintaining privacy, enhancing the bright and airy feel of the room.

This well-appointed en-suite adds a touch of luxury and convenience to the principal bedroom.



Bedroom 2

Bedroom Two is a well-proportioned and beautifully presented double room, offering a peaceful and comfortable retreat. The space is enhanced by a large window allowing for plenty of natural light, creating a bright and airy atmosphere. Tastefully decorated in neutral tones, the room easily accommodates a double bed along with additional bedroom furniture. A standout feature is the extensive fitted wardrobe with sliding mirrored doors, providing excellent storage while also enhancing the sense of space.

Further benefits include soft carpeting underfoot and a pleasant outlook, making this an ideal guest room, second bedroom or even a versatile home office if required.

Bathroom

The family bathroom is a stylish and contemporary space, finished to a high standard with modern fittings throughout. Comprising a full-sized bath with shower over and glass screen, a sleek wash hand basin set within a vanity unit offering useful storage, and a low-level WC.

Fully tiled in attractive neutral tones, the room creates a clean and sophisticated feel, complemented by recessed ceiling spotlights and a chrome heated towel rail. A frosted window provides natural light while maintaining privacy, enhancing the bright and airy atmosphere.

This well-appointed bathroom offers both practicality and comfort, ideal for everyday family living.

Outside

Communal grounds and parking

The property further benefits from beautifully maintained communal grounds, offering an attractive outdoor environment for residents to enjoy. Predominantly laid to lawn with well-kept borders and mature trees, the grounds provide a pleasant green outlook and a sense of space.

A standout feature is the communal seating area with a stylish covered gazebo, creating an ideal spot for relaxing or socialising during the warmer months. Pathways run throughout the grounds, providing easy access and enhancing the overall appeal.

These well-tended communal gardens add to the overall charm of the development, offering a peaceful setting while still being conveniently located. To the front of the blocks, there is a parking area with an allocated parking space.



Location

Willow Court is set in the highly sought-after village of Welwyn, home to a range of amenities including independent shops, cafés, restaurants, pubs, a doctors' surgery and a Tesco Express. The village also offers excellent schooling, with Welwyn St Mary's C of E Primary rated Outstanding.

Rich in history, Welwyn features the Welwyn Roman Baths and the ancient St Mary's Church. The River Mimram runs through the village—its Old English name meaning “willow”—from which Willow Court takes its name.

Transport links are excellent, with a bus stop directly outside the development, the A1(M) (Junction 6) close by, and Welwyn North Station just 1.5 miles away, offering fast services to London Kings Cross in approximately 21 minutes. Welwyn Garden City is also easily accessible, providing a wider selection of shops, including John Lewis and major High Street brands, as well as further mainline rail connections.

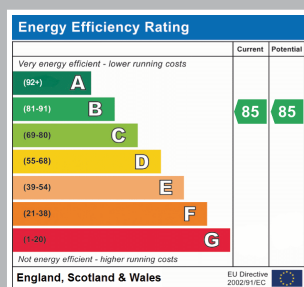
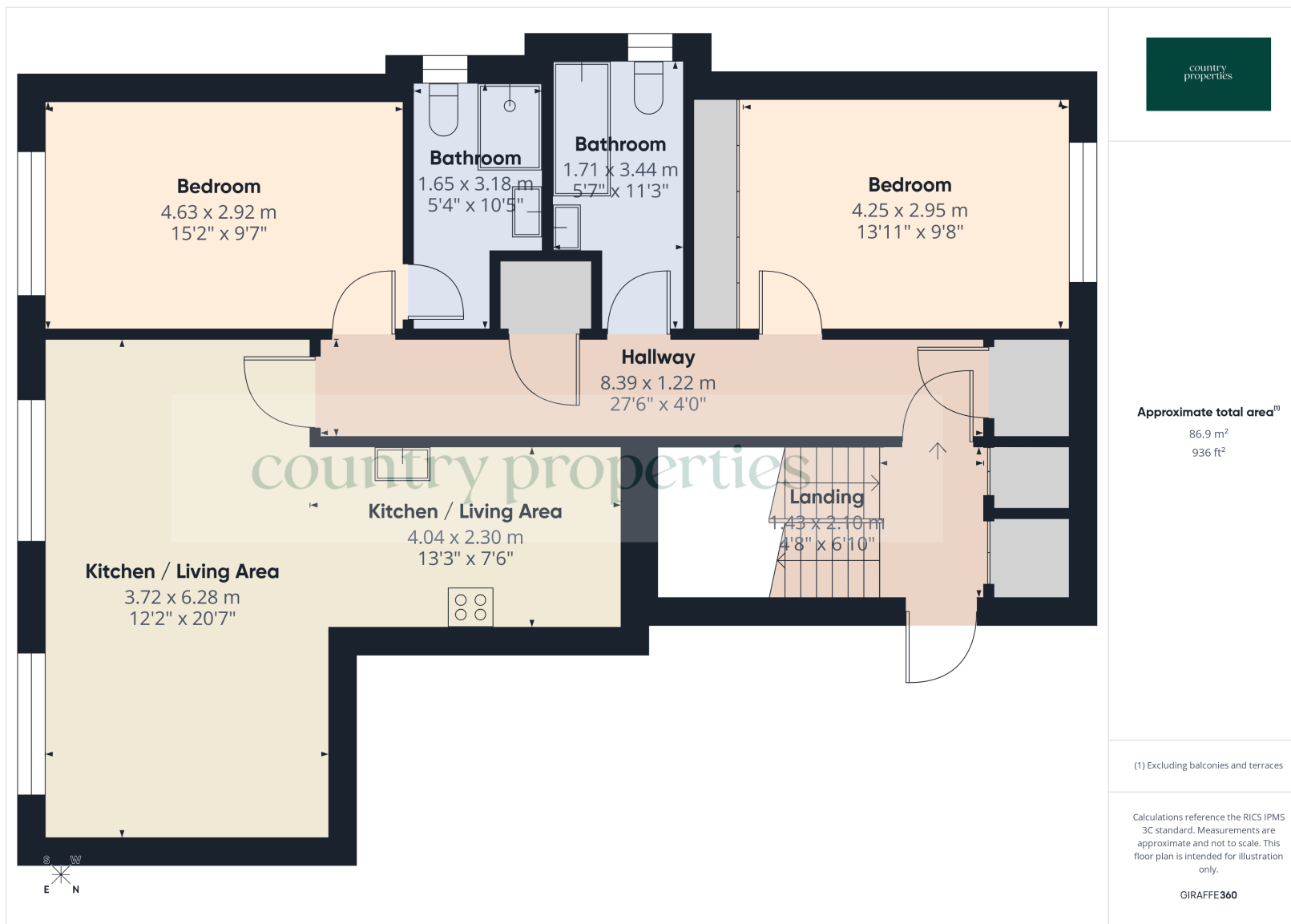
Agents notes

Leasehold: From 21/03/2020 - 120 years remaining
Service Charge: £1,756.00 pa
No ground rent.

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Viewing by appointment only

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