

FOR SALE



Bridge Court, Bridge Road East, Welwyn Garden City

Two Bedrooms, One Bathroom, Apartment

GUIDE PRICE £275,000





- Two Bedroom Apartment situated within a short walk of Town Centre
- Close to Train Station
- EPC Rating Band B
- Allocated Parking
- Council Tax Band C
- Ideal for residential or Investment purposes

SUMMARY

This two-bedroom Apartment is situated on a popular development within a short walk of Welwyn Garden City Town Centre and Train Station. The apartment has a spacious lounge/diner, modern fitted kitchen, two good size bedrooms and allocated parking. Welwyn Garden City features a range of shops including John Lewis, Waitrose, Sainsburys, and other independent retailers, cafes, gyms and restaurants. Additionally, the Train Station offers fast train links to London, Kings Cross, within 30 minutes, making it an ideal commute. Viewing is highly recommended!

ENTRANCE HALL

Carpet, entry-phone system, radiator, coving, ceiling light.

LOUNGE/DINER Carpet, radiator, double-glazed window, coving, ceiling light.

KITCHEN

Tiled floor, a range of white gloss wall and base units, laminate worktops, stainless steel sink and mixer tap, integrated oven and hob with extractor fan over, part-tiled walls, double-glazed window, inset LED ceiling lights.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



BEDROOM ONE

Carpet, radiator, double-glazed window, ceiling light.



BEDROOM TWO

Carpet, radiator, double-glazed window, ceiling light.

BATHROOM

Tiled floor, radiator, white bathroom suite encompassing white panel enclosed bath with shower and shower screen, pedestal sink, low-level WC, part-tiled walls, extractor fan, ceiling light.

OUTSIDE SPACE Allocated parking and communal grounds.

LEASE	105 YEARS REMAINING
SERVICE CHARGE	£1339.04 PA
GROUND RENT	£150.00 PA



Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



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