

Bridge Court,  
Welwyn Garden City,  
AL7 1GZ

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated

 Communal

 EPC Band C

Council Tax  
Band: C £2,037.07 (25/26)

Deposit £1,500.00  
Holding Deposit £300.00

£1,300 PCM

 **ashtons**  
for life's great moves



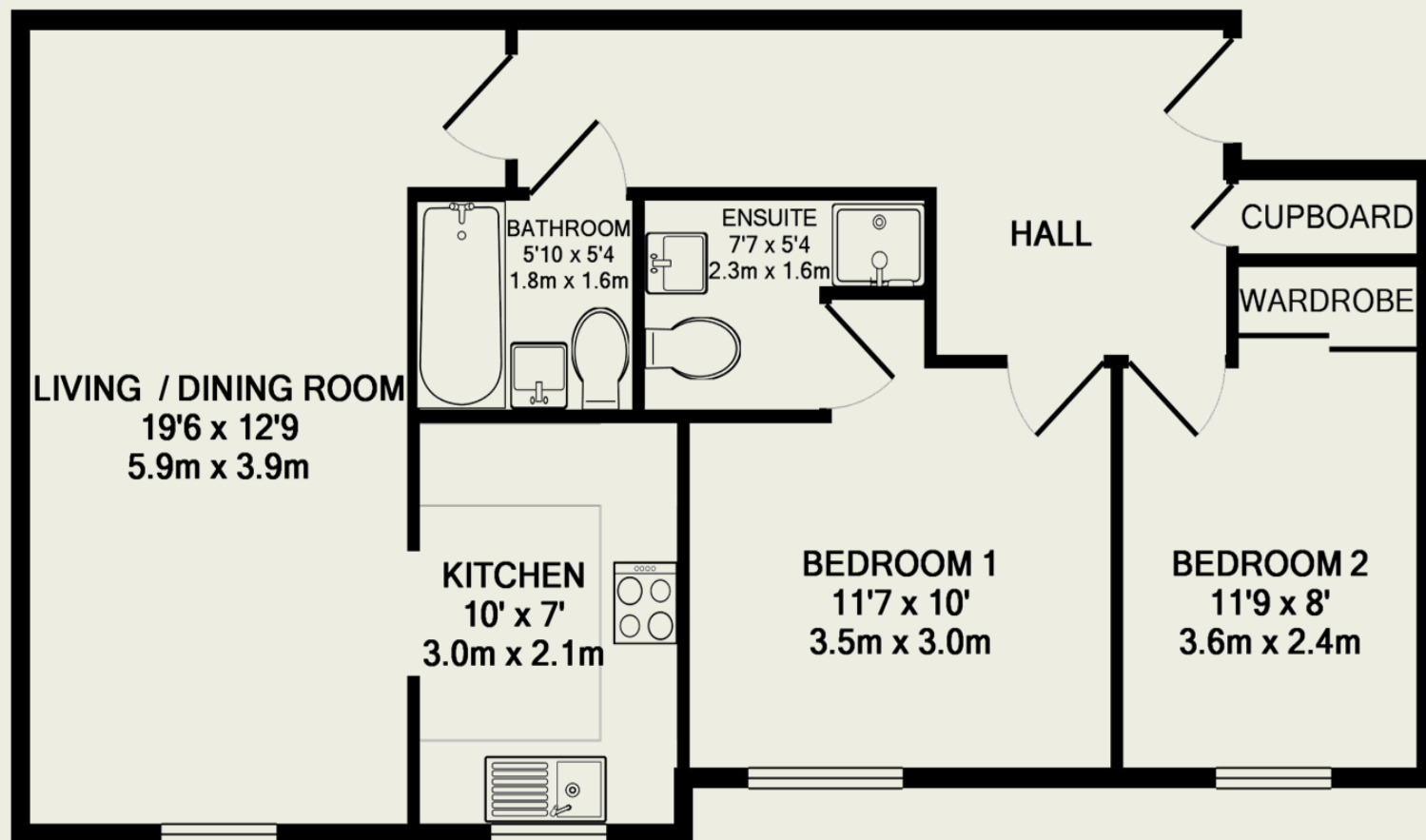
Great size and well presented ground floor apartment, featuring a spacious lounge/diner and an en-suite to the master, only a short walk from the station.

### Description

A spacious and well presented two bedroom, two bathroom ground floor apartment. The property benefits from a great size lounge/diner, modern fitted kitchen with fully integrated appliances, master bedroom with fitted wardrobes and stylish en-suite, a second bedroom and modern bathroom with a white three piece suite. The property has been thoroughly redecorated by the current owners and comes to the market in excellent condition throughout. Additional benefits include gas central heating, a security entry phone system and allocated off street parking.

### Location

Bridge Court is conveniently situated on the eastern side of the town centre within a short walk to the town centre's amenities, including John Lewis and the Howard Centre, along with a mainline railway station that serves Kings Cross.



TOTAL APPROX. FLOOR AREA 668 SQ.FT. (62.0 SQ.M.)

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

