



**Connells**

Principle Point Bridge Road East  
Welwyn Garden City

# Principle Point Bridge Road East Welwyn Garden City AL7 1HX

for sale  
**£250,000**



## Property Description

A modern third floor one bedroom apartment situated in this convenient location within walking distance of the train station and the town centre. This super apartment oozes quality with underfloor heating, integrated appliances with quartz worktops and a stylish luxury bathroom.

Secure video intercom entry system. An allocated parking space which can be seen from the balcony with seating area. A lift is available to avoid the stairs and internal viewing is highly recommended.

## Entrance Hall

Door to front, built in cupboard, video entry system handset.

## Open Plan Living Room/Kitchen

28' 4" x 10' 3" max ( 8.64m x 3.12m max )

Double glazed door onto balcony, double glazed window, television point, recessed spotlights.

## Kitchen Area

Cupboards at wall and base level, electric hob and oven, integrated fridge freezer, dishwasher and microwave, recessed spotlights, sink unit.

## Bedroom 1

17' 6" into door recess x 8' 3" ( 5.33m into

door recess x 2.51m )

Double glazed window, fitted wardrobe, recessed spotlights

## Bathroom

Panelled bath with glass shower screen, shower attachment, washhand basin, low level w/c, heated towel rail, fitted cupboard, recessed spotlights, tiled flooring, part tiled walls.

## Parking Space

One allocated parking space

## Leasehold Information

Share of freehold

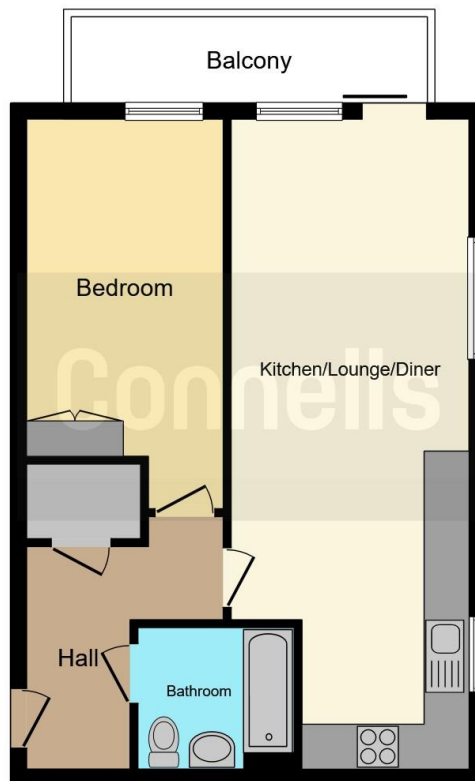
Lease length remaining - 996 years

Services charges TBC









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax  
 Band: B

Service Charge: 992.98 Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307196](http://connells.co.uk/Property/WWY307196)**

This is a Leasehold property with details as follows; Term of Lease 996 years from 20 Apr 2025. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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