



Bridge Road East, Welwyn Garden City AL7 1JR



welcome to

Bridge Road East, Welwyn Garden City

This beautifully presented one bedroom first floor apartment is located in the popular Bridge Road East development within easy access to the town centre and main line train station, local amenities, QE2 Hospital and commuter links via A1M motorway. The property comprises of large open plan lounge/kitchen/diner with French doors to the Juliet balcony, large double bedroom and family bathroom. Further benefits include allocated parking, communal gardens and six years left on the NHBC.



Entrance Hall

Wooden flooring, storage cupboard, radiator.

Lounge/ Kitchen/ Diner

23' x 13' (7.01m x 3.96m)

French doors to Juliet balcony, wooden flooring, radiator, sink, gas hob, electric oven, integrated dishwasher/washing machine/dryer, storage cupboard.

Bedroom

17' x 9' (5.18m x 2.74m)

Double glazed window to front, carpet, radiator.

Bathroom

Wooden flooring, W/C, wash hand basin, bath with shower head, heated towel rail.

Agents Note:

Currently, the Vendor's' details do not match the Registered Title at Land Registry. Please ask the Branch for more details.



Total floor area 49.8 m² (537 sq.ft.) approx

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



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Bridge Road East, Welwyn Garden City

- One Bedroom Apartment
- First Floor
- Open Plan Living/Dining/Kitchen
- Communal Gardens
- Allocated Parking

Tenure: Leasehold EPC Rating: B

offers in excess of

£270,000



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2020. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108449 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


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