



**Bridge Road East, WELWYN GARDEN CITY AL7 1JR**

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**Bridge Road East, WELWYN GARDEN CITY**

This beautifully presented one bedroom ground 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 entrance hall with storage, large open plan lounge/kitchen/diner with door to Juliet balcony, master bedroom with fitted wardrobes and family bathroom. Further benefits include two allocated parking spaces, communal gardens and over six years left on the NHBC.



### Entrance Hall

Wooden flooring, storage cupboard.

### Lounge

13' 10" x 13' 11" ( 4.22m x 4.24m )

Wooden flooring, radiator, storage.

### Kitchen

10' 8" x 10' 1" ( 3.25m x 3.07m )

Wooden flooring, sink, electric oven/grill, gas hob, integrated fridge/freezer/dishwasher/washing machine.

### Bedroom One

17' 5" x 8' 7" ( 5.31m x 2.62m )

Double glazed window to front, carpet, radiator, air vents.

### Bathroom

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



Total floor area 50.9 m<sup>2</sup> (548 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](http://www.focalagent.com)



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## Bridge Road East, WELWYN GARDEN CITY

- One Bedroom
- Ground Floor
- Two Allocated Parking Spaces
- Communal Gardens
- Close to Town Centre & Transport Links

Tenure: Leasehold EPC Rating: B

guide price

**£270,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108614 - 0002

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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.

  
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