



Bridge Court, Welwyn Garden City AL7 1GZ

welcome to

Bridge Court, Welwyn Garden City

This fantastic CHAIN FREE two bedroom upper floor apartment is ideally situated within a short walk to the town centre and train station feeding into London Kings Cross and Moorgate. The property comprises: entrance hall, bright open plan living space leading to a fitted kitchen. There is also two good size bedrooms, an en-suite and a fitted bathroom. Further benefits include central heating, double glazing, allocated parking and excellently maintained communal gardens.



Lounge

12' 7" x 18' (3.84m x 5.49m)

Juliet balcony, laminate wood flooring, radiator x 2.

Kitchen

8' 6" x 7' (2.59m x 2.13m)

Double glazed window, sink, extractor fan, gas hob, electric oven, integrated fridge/freezer, washing machine.

Landing

Carpet, radiator, storage cupboard.

Bedroom One

11' 7" x 9' 10" (3.53m x 3.00m)

Double glazed window to rear, carpet, radiator, built in wardrobe.

En-Suite

Vinyl flooring, W/C, wash hand basin, shower cubicle.

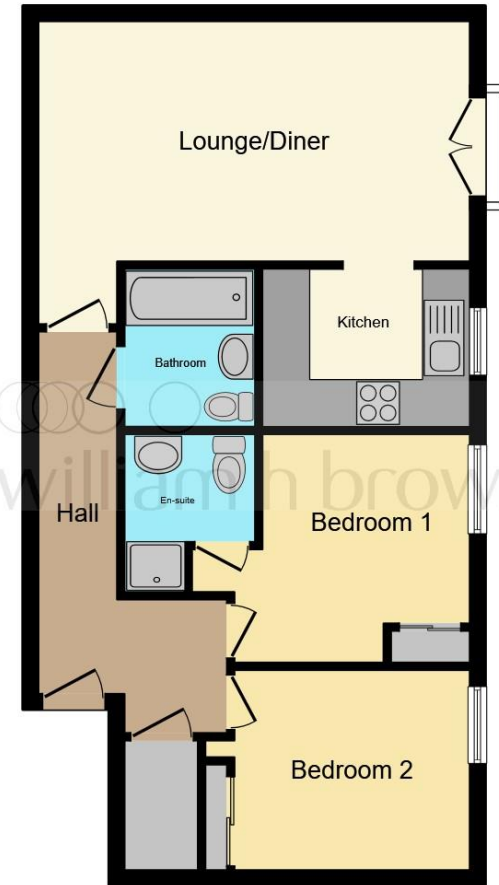
Bedroom Two

11' x 8' (3.35m x 2.44m)

Double glazed window to rear, built in wardrobe, radiator, carpet.

Agents Note:

'The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.'



Total floor area 57.1 m² (615 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 Court, Welwyn Garden City

- CHAIN FREE
- Two Bedrooms
- Upper Floor
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: B

guide price

£260,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Oct 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108521 - 0002

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.


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