



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

welcome to

Principle Point Bridge Road East, Welwyn Garden City

This luxurious one-bedroom apartment is ideally situated on the third floor and just a short walk from Welwyn Garden City train station and town centre. This stunning apartment features a welcoming and spacious entrance hall that sets the tone for the rest of the home. The modern kitchen/dining/living room is an open-plan space designed for comfort and style, perfect for both relaxing and entertaining. The spacious bedroom is bright and airy with fitted storage. The modern bathroom is elegantly designed with high-quality fixtures and fittings. The apartment also boasts a balcony offering fantastic views of Welwyn Garden City. Additional features include allocated parking for convenience and security, as well as underfloor heating to ensure warmth and comfort throughout the apartment.



Entrance Hall

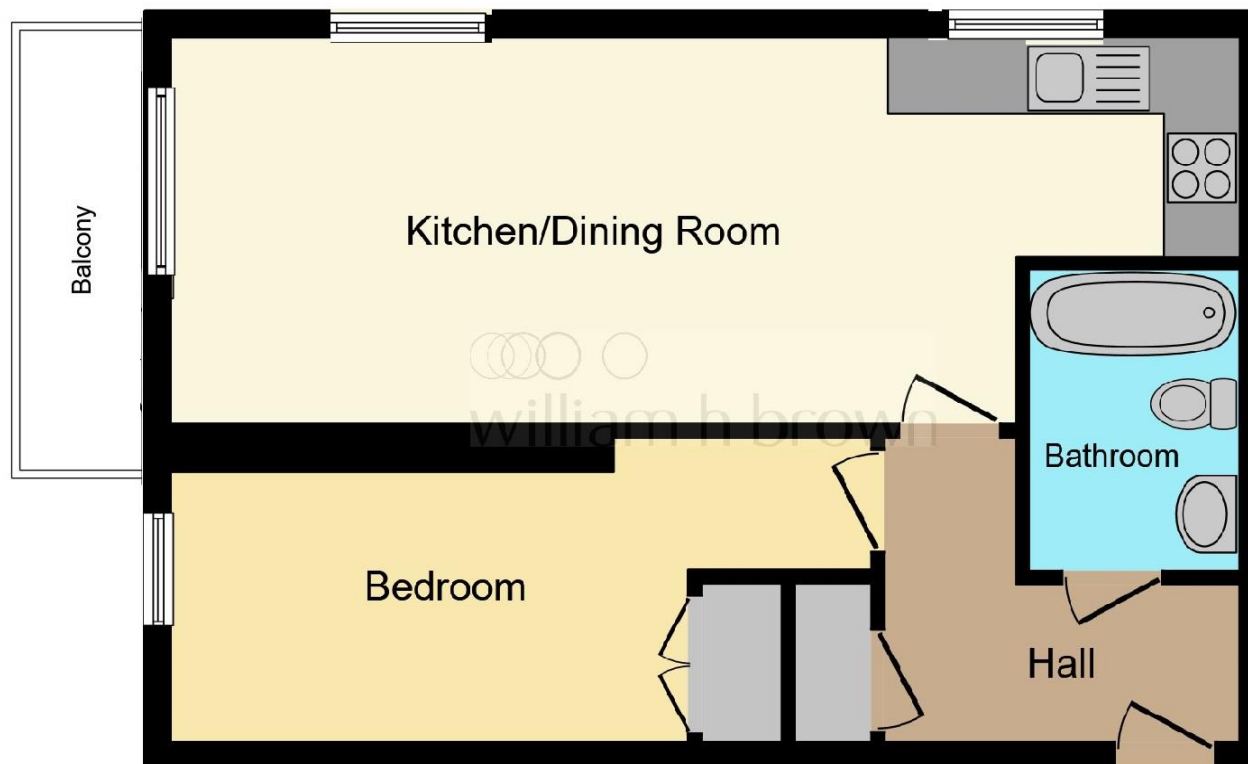
Door to side, wood floor under floor heating & downlights

Bedroom

8' Max x 17' Max (2.44m Max x 5.18m Max)
Window to front, carpet, tv point & fitted wardrobe

Kitchen / Lounge

29' Max x 10' Max (8.84m Max x 3.05m Max)
Window to side x2, doors to balcony, wood floor under floor heating, downlights, inset ceiling speakers, integrated oven/hob, microwave, fridge/freezer, dishwasher, sink/ drainer



Total floor area 45.7 m² (492 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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- One Bedroom
- Third Floor Flat
- Lift to all Floors
- Balcony
- Open Plan Living

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
WGN109096 - 0003

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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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