

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



### welcome to

# **Principle Point Bridge Road East, Welwyn Garden City**

\*\*\* SHARE OF FREEHOLD \*\*\* This luxurious one-bedroom apartment is ideally situated 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 open plan kitchen/dining/living room with patio doors is designed for comfort and style, perfect for both relaxing and entertaining. The spacious bedroom is bright and airy with fitted storage and the modern bathroom is elegantly designed with high-quality fixtures and fittings. Additional features include allocated parking for convenience and security, as well as underfloor heating to ensure warmth and comfort throughout the apartment.













#### **Entrance Hall**

Wooden flooring, storage cupboard.

#### Lounge/Kitchen

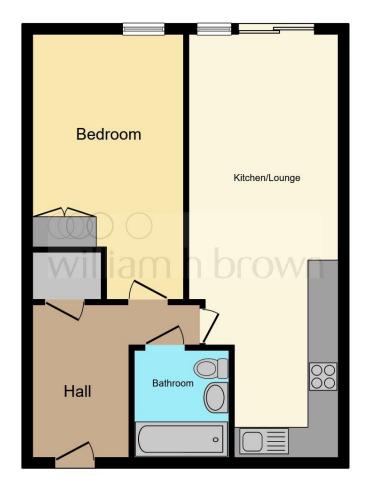
26' max x 9.8' max (7.92m max x 3.00m max)
Patio doors to side, wooden flooring, electric hob, integrated fridge freezer/dishwasher/microwave, sink/drainer.

#### **Bedroom**

8'  $\max x$  16' 10"  $\max (2.44m \max x 5.13m \max)$ Double glazed window to side, carpet, fitted wardrobe.

#### **Bathroom**

Tiled flooring, bath with shower over, W/C, wash hand basin, heated towel rail.



# Total floor area 50.7 m² (545 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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# **Principle Point Bridge Road East, Welwyn Garden City**

- One Bedroom Apartment
- Allocated Parking Space
- Underfloor Heating
- Open Plan Living
- Lift To All Floors

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1000.00

Ground Rent: Ask Agent

offers in excess of

£250,000





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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.



Property Ref: WGN109135 - 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.

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Please note the marker reflects the postcode not the actual property





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