



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

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## **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/drainage.

### 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 m<sup>2</sup> (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](http://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**



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 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

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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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