

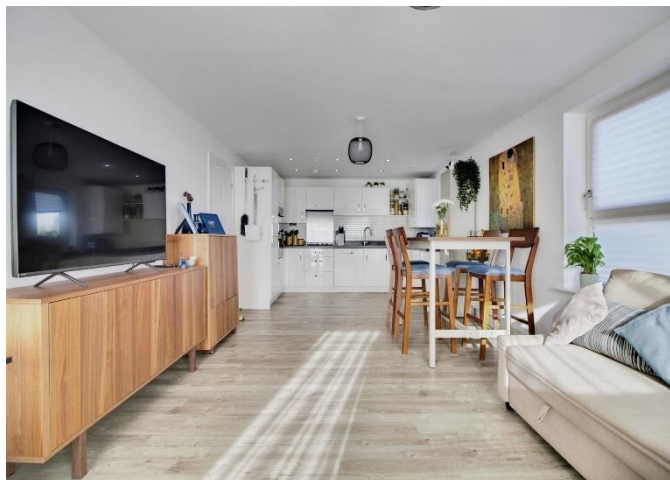


Bridge Road East, Welwyn Garden City AL7 1JR

welcome to

Bridge Road East, Welwyn Garden City

This beautifully presented two bedroom apartment is situated on the second floor of the popular Bridge Road East development, offering easy access to Welwyn Garden City town centre, the mainline train station, QE2 Hospital, and major commuter routes including the A1(M). The property boasts a spacious lounge with door to balcony, fully fitted kitchen/diner, a generously sized double bedroom with en-suite, second bedroom and a modern family bathroom. Additional benefits include two allocated parking spaces, bike sheds, well-maintained communal gardens and four years remaining on the NHBC warranty. Ideal for first-time buyers, professionals or investors looking for a stylish and conveniently located home.



Lounge

17' 6" x 11' 9" (5.33m x 3.58m)

Double glazed window to front, wood effect Amtico LVT flooring, door to balcony, radiator.

Kitchen/Diner

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed window, wood effect Amtico LVT flooring, gas hob, radiator, sink/drainage, integrated fridge/freezer.

Bedroom One

14' 10" x 9' 3" (4.52m x 2.82m)

Double glazed window, carpet, air vent.

En-Suite

Wood effect Amtico LVT flooring, shower cubicle, W/C, heated towel rail.

Bedroom Two

14' 11" x 9' 7" (4.55m x 2.92m)

Double glazed window, carpet, radiator.

Bathroom

Wood effect Amtico LVT flooring, heated towel rail, wash hand basin, W/C, bath/power shower, extractor fan.



Total floor area 72.4 m² (780 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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welcome to

Bridge Road East, Welwyn Garden City

- Two Bedroom Apartment
- Second Floor
- Two Allocated Parking Spaces
- Communal Gardens
- Bike Sheds
- Walking Distance to Town Centre & Train Station

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: 1352.00

Ground Rent: 325.00

guide price

£350,000



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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:
WGN109399 - 0003

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