



Bridge Road East, WELWYN GARDEN CITY AL7 1JR

welcome to

Bridge Road East, WELWYN GARDEN CITY

This beautifully presented one bedroom ground floor apartment is located in the popular Bridge Road East development within easy access to the town centre and main line train station, local amenities, QE2 Hospital and commuter links via A1M motorway. The property comprises of entrance hall with storage, large open plan lounge/kitchen/diner with door to Juliet balcony, master bedroom with fitted wardrobes and family bathroom. Further benefits include two allocated parking spaces, communal gardens and over five years left on the NHBC.



Entrance Hall

Wooden flooring, storage cupboard.

Lounge

13' 10" x 13' 11" (4.22m x 4.24m)

Wooden flooring, radiator, storage.

Kitchen

10' 8" x 10' 1" (3.25m x 3.07m)

Wooden flooring, sink, electric oven/grill, gas hob, integrated fridge/freezer/dishwasher/washing machine.

Bedroom One

17' 5" x 8' 7" (5.31m x 2.62m)

Double glazed window to front, carpet, radiator, air vents.

Bathroom

Wooden flooring, bath, wash hand basin, W/C, heated towel rail.



Total floor area 50.9 m² (548 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



check out more properties at williamhbrown.co.uk



welcome to

Bridge Road East, WELWYN GARDEN CITY

- One Bedroom
- Ground Floor
- Two Allocated Parking Spaces
- Communal Gardens
- Close to Town Centre & Transport Links

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1400.00

Ground Rent: 250.00

offers in excess of

£250,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109306 - 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.

Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk