



Connells

Bridge Court
Welwyn Garden City



Property Description

This well-presented and chain-free two-bedroom first-floor flat offers an excellent opportunity for first-time buyers, investors, or those looking to downsize. Conveniently located within easy reach of the town centre and train station, the property provides superb access to local amenities and transport links.

The accommodation comprises a bright and spacious living area, a separate fitted kitchen, two good-sized bedrooms, and a well-appointed bathroom. The property has been maintained in good condition throughout, allowing any new owner to move straight in with minimal fuss.

Externally, residents can enjoy access to well-kept communal gardens, while the property also benefits from an allocated parking space. Further advantages include a lease in excess of 100 years, offering long-term peace of mind.

Early viewing is highly recommended to appreciate the accommodation and convenient location on offer.

Kitchen

7' 7" x 7' 5" (2.31m x 2.26m)

Living Room

18' x 8' 5" (5.49m x 2.57m)

Bedroom 1

13' 9" x 8' 1" (4.19m x 2.46m)

Bedroom 2

12' 9" x 6' 6" (3.89m x 1.98m)

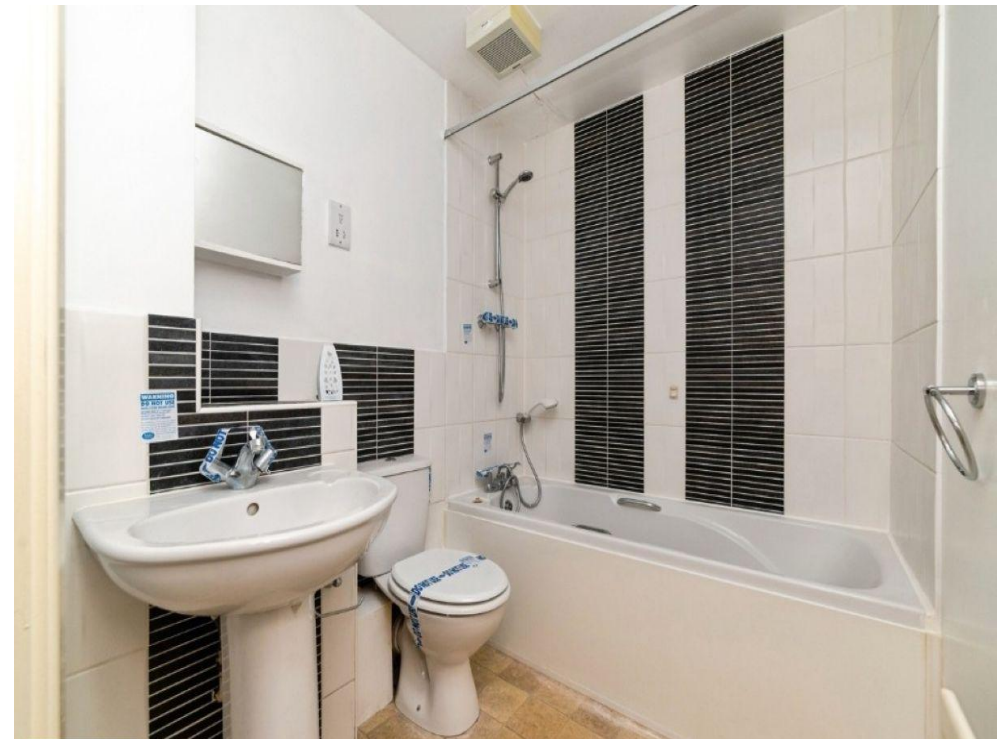
Bathroom

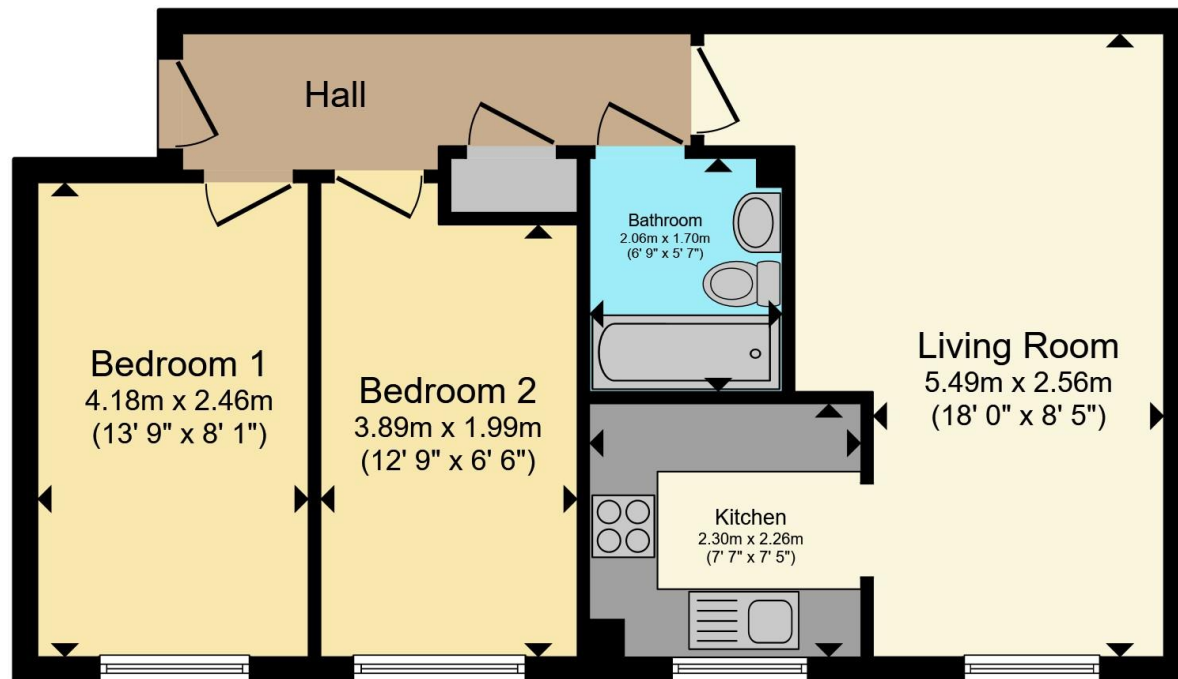
6' 9" x 5' 7" (2.06m x 1.70m)



Agents Note

We've been informed by our client that there is an allocated parking space but we are waiting on clarification on which space it is, we are also waiting on confirmation of the Ground rent and Service charges.





Ground Floor

Total floor area 52.6 m² (567 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.propertybox.io

Connells



To view this property please contact Connells on

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WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
Band: C

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307731

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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