



**Connells**

Principle Point Bridge Road East  
Welwyn Garden City



### Property Description

\*\*\* GUIDE PRICE £250,000-£265,000\*\*\*

Offered to the market chain free is this unique and rarely available one bedroom fifth floor apartment, occupying one of the most desirable plots within the development.

Positioned away from the main road, the apartment enjoys a quieter setting along with stunning south-facing views from the private balcony, creating a bright and peaceful living environment rarely found within the block. The property also comes with the benefit of an allocated parking space providing convenient and secure off street parking.

Beautifully presented throughout, the property offers a spacious lounge filled with natural light alongside a separate contemporary kitchen, providing a practical and well-balanced layout ideal for modern living. The top floor position further enhances the sense of privacy and elevated outlook throughout the apartment.

Additional benefits include underfloor heating throughout, a fully electric setup and immaculate condition throughout, allowing any new owner to move straight in and enjoy.

The property is offered with share of freehold and is ideally located just 450m from the train station whilst remaining within easy reach of the town centre and local amenities, making it an excellent purchase for commuters, first-time buyers or investors alike.



### Kitchen

13' 4" x 9' ( 4.06m x 2.74m )

### Lounge

15' 9" x 8' 11" ( 4.80m x 2.72m )

### Bedroom

17' 6" x 9' 1" ( 5.33m x 2.77m )

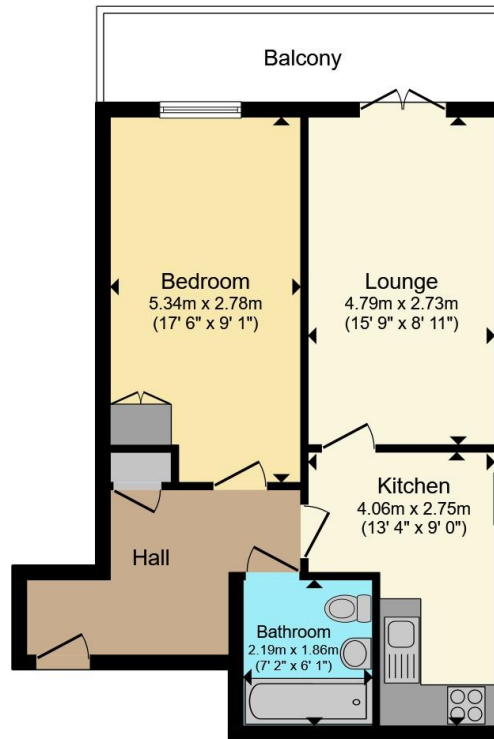
### Bathroom

7' 2" x 6' 1" ( 2.18m x 1.85m )









Total floor area 50 m<sup>2</sup> (538 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](http://www.propertybox.io)



To view this property please contact Connells on

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38 Wigmores North  
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EPC Rating: C Council Tax Band: B

Service Charge: 1500.00

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307739](http://connells.co.uk/Property/WWY307739)**

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



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.

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