



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



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## **Principle Point Bridge Road East, Welwyn Garden City**

Situated on the fourth floor, this stylish two-bedroom apartment enjoys a prime location just a short walk from Welwyn Garden City train station and the vibrant town centre—ideal for commuters and those wanting easy access to local shops, restaurants, and amenities. The property features a spacious entrance hall with built-in storage, leading into a bright and contemporary open-plan lounge/kitchen area. This sociable space benefits from a Juliette balcony, allowing for plenty of natural light, while the fully fitted modern kitchen is both practical and stylish. There are two well-proportioned double bedrooms, alongside a sleek, modern bathroom, all finished to a high standard. Additional benefits include allocated parking, providing both convenience and peace of mind. Combining comfort, style, and an exceptional location, this apartment is perfect for first-time buyers, professionals, or anyone seeking a modern home in the heart of Welwyn Garden City.



### Entrance Hall

Laminate flooring, security entry.

### Lounge/Kitchen

Laminate flooring, dual aspect double glazed window with Juliette balcony, wood effect flooring, wall and base units, quartz worktops, LED underlighting, reset sink/drain, double glazed window, integrated appliances.

### Bedroom One

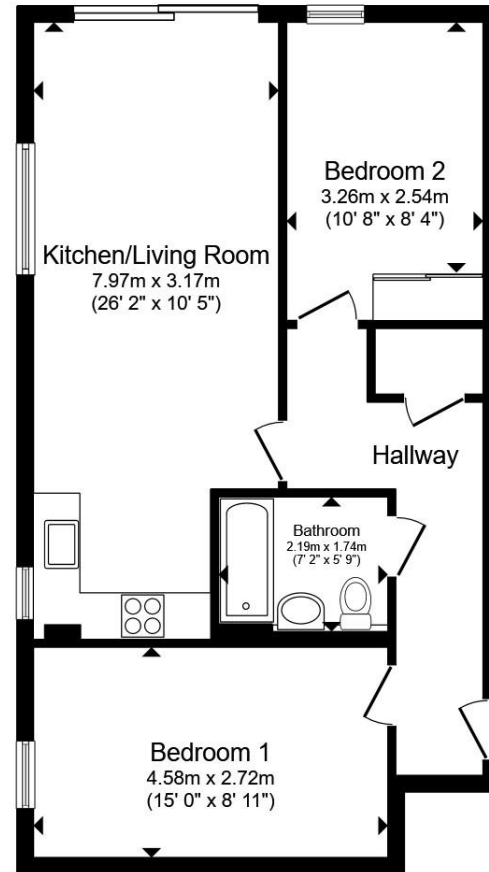
Double glazed window, carpet flooring.

### Bedroom Two

Double glazed window, carpet flooring, built in wardrobe.

### Bathroom

Fully tiled, concealed cistern, W/C, wall mounted sink, bath with shower over, heated towel rail.



Total floor area 61.4 m<sup>2</sup> (661 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)



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## Principle Point Bridge Road East, Welwyn Garden City

- Fourth Floor Apartment
- Two Bedrooms
- Resident Parking
- Walking Distance to Train Station & Town Centre
- Modern Kitchen & Bathroom

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1085.40

Ground Rent: Ask Agent

offers in the region of

# £315,000



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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:  
WGN109752 - 0002

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Please note the marker reflects the  
postcode not the actual property



## william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



[williamhbrown.co.uk](http://williamhbrown.co.uk)