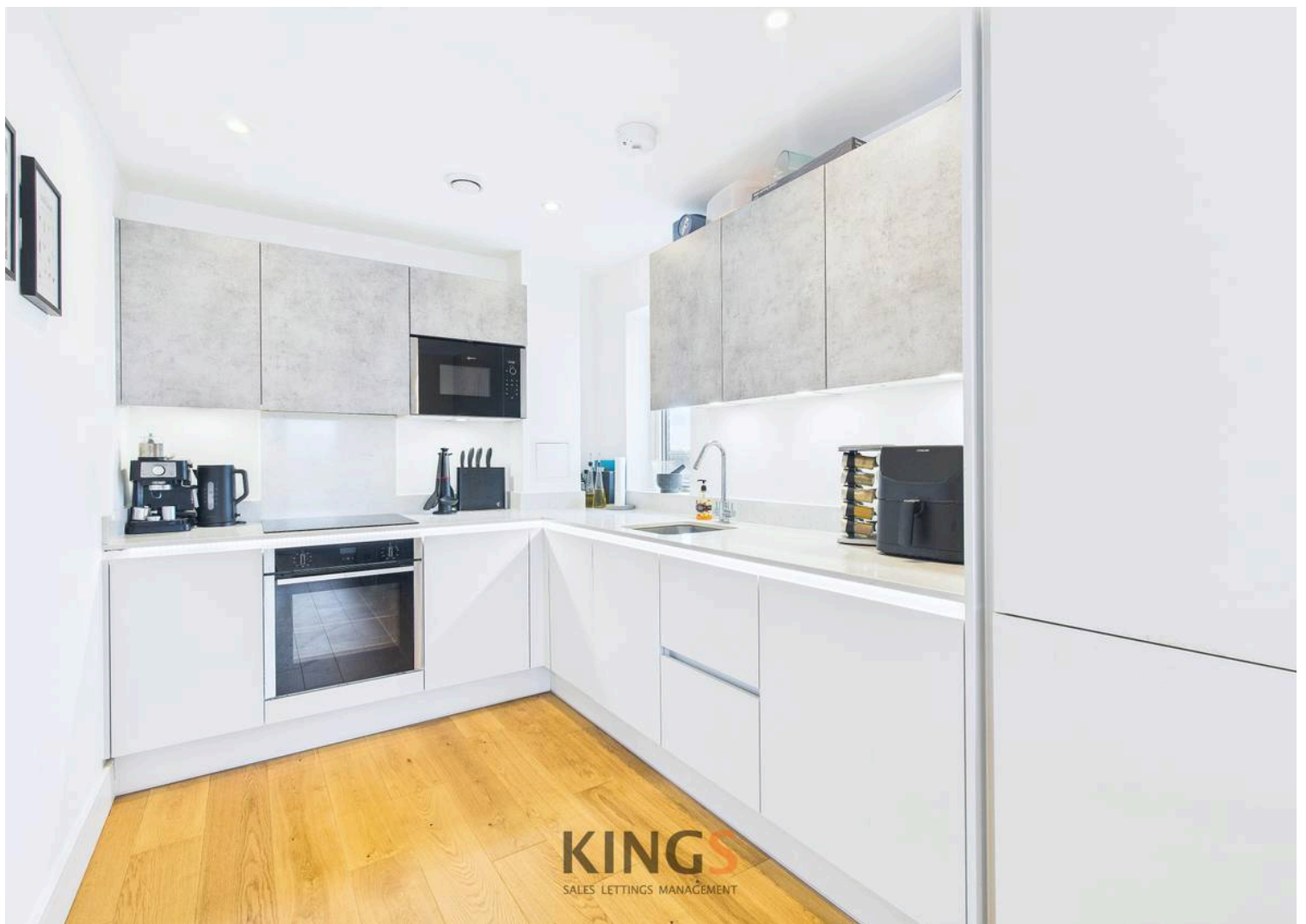


## Principle Point Bridge Road East, Welwyn Garden City - AL7 1HX

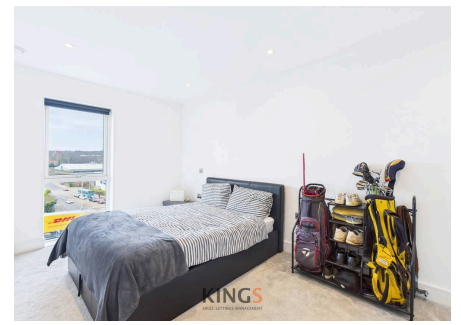
£325,000 - £330,000 Share of Freehold

FOURTH FLOOR APARTMENT • TWO DOUBLE BEDROOMS • MODERN KITCHEN WITH INTEGRATED APPLIANCES • DUAL ASPECT LIVING ROOM WITH JULIETTE BALCONY • MODERN BATHROOM • ALLOCATED PARKING SPACE • WALKING DISTANCE TO TRAIN STATION & AMENITIES • 7 YEARS REMAINING ON NHBC • SHARE OF FREEHOLD • EPC RATING - B

**KINGS**  
SALES LETTINGS MANAGEMENT



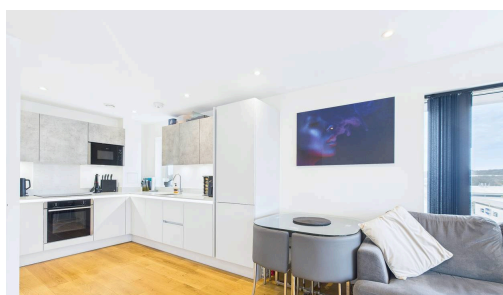
Situated on the fourth floor of a lift serviced block is this well presented two double bedroom apartment located a short walk from an abundance of local amenities including John Lewis, The Howard Centre, Waitrose and Welwyn Garden City train station. The apartment comprises a bright entrance hall with video entry phone system and utility storage, Spacious dual aspect living/dining room with Juliette balcony, modern open plan kitchen with Quartz worktops and LED lighting, spacious master bedroom, second double bedroom with fitted wardrobes and a modern bathroom with LED lighting and heated towel rail. This luxurious apartment further benefits from under floor heating throughout, acoustic glazing, an allocated parking bay, has 6 years remaining on the NHBC and owns a share of the freehold with 995 years remaining on the underlying lease.

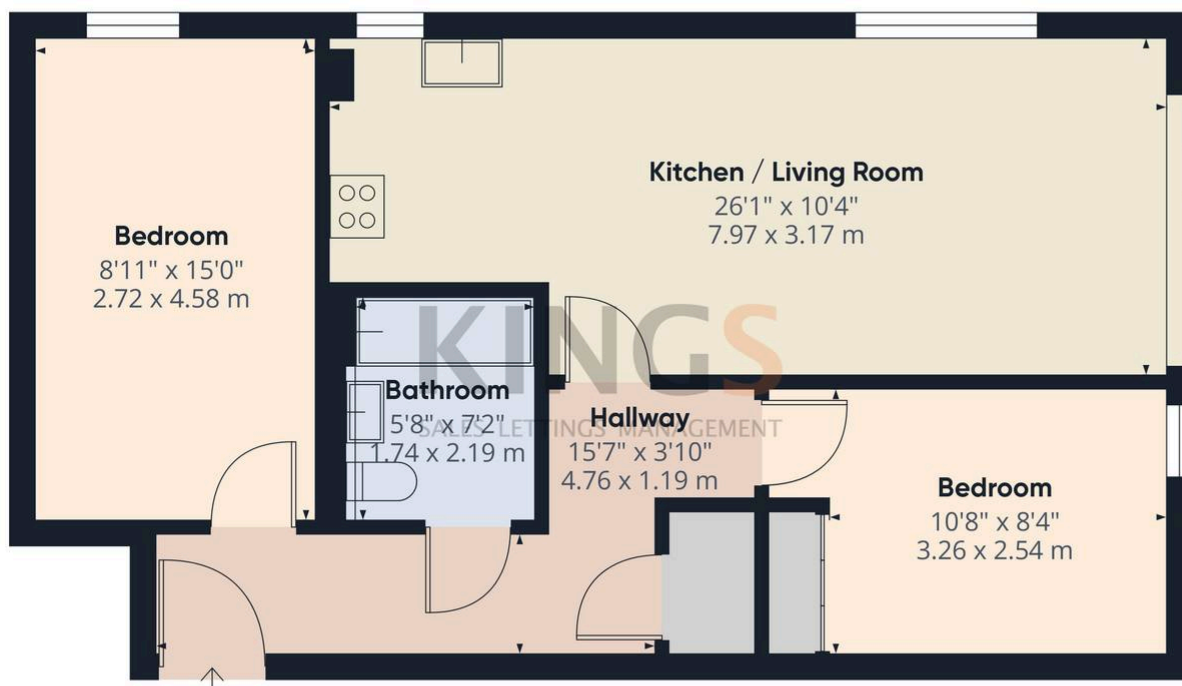


Council Tax band: C  
Tenure: Share of Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





Approximate total area<sup>(1)</sup>  
640.14 ft<sup>2</sup>  
59.47 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360

