



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



welcome to

Principle Point Bridge Road East, Welwyn Garden City

***** SHARE OF FREEHOLD ***** This beautifully presented ground floor apartment enjoys a prime location just a short walk from Welwyn Garden City train station and the bustling town centre. Offering both style and convenience, it is an ideal home for professionals, couples, or investors seeking modern living with excellent transport links. The property opens with a contemporary entrance hall featuring a TV screen phone system, leading into a stylish open-plan kitchen, dining, and living area designed for both comfort and functionality. The spacious bedroom comes complete with fitted wardrobes, while the modern bathroom provides sleek finishes and a calming retreat. Additional benefits include allocated parking, and underfloor heating with thermostat control for year-round comfort. The apartment is also equipped with wall-mounted Sonos speakers, creating a seamless audio experience throughout. Residents can enjoy access to a communal roof terrace, offering fantastic panoramic views across Welwyn Garden City. This apartment combines modern design with practical features, making it a truly desirable property in a sought-after location.



Lounge

14' 4" x 9' 11" (4.37m x 3.02m)

Double glazed window to rear, wooden flooring, underfloor heating.

Kitchen

12' 8" x 9' 11" (3.86m x 3.02m)

Wooden flooring, underfloor heating, integrated fridge/freezer/dishwasher/microwave. electric oven, induction hob, sink.

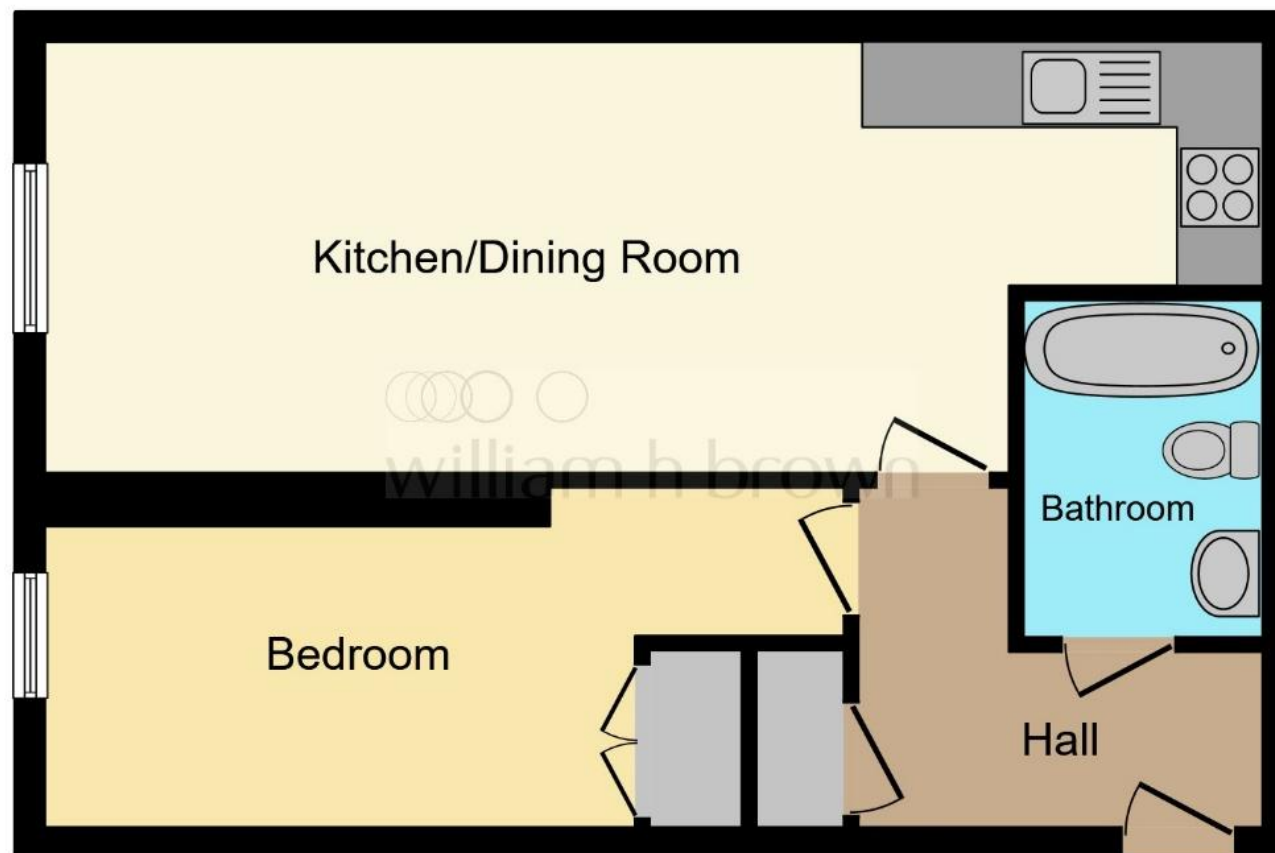
Bedroom One

14' 4" x 8' (4.37m x 2.44m)

Double glazed window to rear, carpet, underfloor heating, built in wardrobe.

Bathroom

Tiled flooring, bath, power shower, W/C, wash hand basin, heated towel rail.



Total floor area 45.7 m² (492 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



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- SHARE OF FREEHOLD
- One Bedroom
- Ground Floor Apartment
- Allocated Parking
- Communal Roof Terrace

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1085.06

Ground Rent: Ask Agent

offers in excess of

£250,000



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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:
WGN109454 - 0003

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.

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Please note the marker reflects the postcode not the actual property


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