



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

welcome to

Principle Point Bridge Road East, Welwyn Garden City

Offered to the market CHAIN FREE, this luxurious one-bedroom apartment is ideally positioned on the first floor, just a short walk from Welwyn Garden City town centre and mainline train station. The property welcomes you with a spacious and inviting entrance hall, setting the tone for the stylish accommodation throughout. At the heart of the home is a superb open-plan kitchen, dining and living area, thoughtfully designed to provide a contemporary and versatile space for both everyday living and entertaining. The generously sized bedroom is bright and airy, benefiting from fitted storage to maximise space and convenience. The modern shower room is finished to a high standard, featuring quality fixtures and fittings and a sleek, contemporary design. A particular highlight of the apartment is the private balcony, which enjoys fantastic views across Welwyn Garden City and provides the perfect spot to relax and unwind. This exceptional property is an ideal purchase for first-time buyers, downsizers, or investors seeking a stylish home in a highly convenient location.



Lounge/Kitchen/Diner

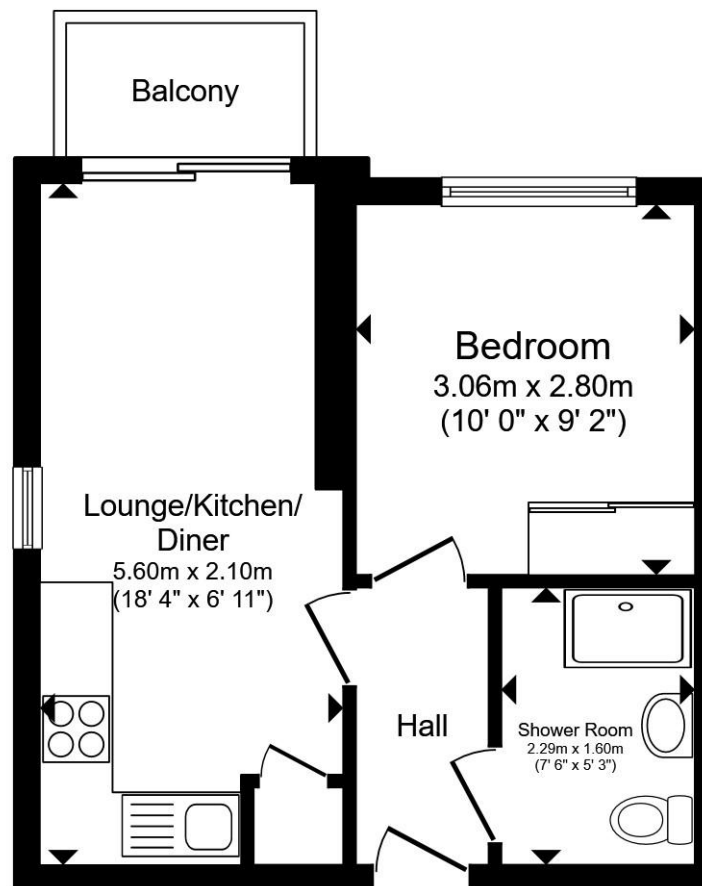
Double glazed window, doors to balcony, wooden flooring, wall and base units, sink/drain, integrated oven/hob/microwave, large cupboard.

Bedroom

Double glazed window, carpet, built in wardrobe.

Shower Room

W/C, wash hand basin with vanity, shower, towel rail, tiled.



Total floor area 29.9 m² (322 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


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Principle Point Bridge Road East, Welwyn Garden City

- CHAIN FREE
- First Floor Flat
- One Bedroom
- Town Centre Location
- Balcony

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1400.00

Ground Rent: Ask Agent

offers in excess of

£220,000



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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:
WGN109867 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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Please note the marker reflects the
postcode not the actual property