



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



welcome to

Principle Point Bridge Road East, Welwyn Garden City

This stylish one-bedroom apartment is perfectly positioned just a short stroll from Welwyn Garden City train station and the vibrant town centre, offering superb convenience for commuters and local amenities alike. Upon entering, you are welcomed by a spacious entrance hall, thoughtfully designed with built-in storage cupboards to keep the home organised and clutter-free. The bright open-plan lounge and kitchen create an inviting space ideal for both relaxation and entertaining, enhanced by contemporary finishes and plenty of natural light. The generously sized bedroom features fitted storage, providing both comfort and practicality. The modern bathroom has been beautifully appointed with high-quality fixtures and fittings, adding a touch of luxury to everyday living. Further benefits include allocated parking for added convenience and security, as well as underfloor heating throughout the apartment, ensuring a warm and comfortable atmosphere all year round. This property combines style, comfort, and an exceptional location - perfect for first-time buyers, commuters, or those seeking a modern home close to everything Welwyn Garden City has to offer.



Entrance Hall

Wooden flooring, storage cupboard x 2.

Lounge/Kitchen

22' 4" x 9' 9" (6.81m x 2.97m)

Laminate wood flooring, sliding door, spotlights, integrated fridge/freezer/microwave, induction hob, electric oven, sink/drainer.

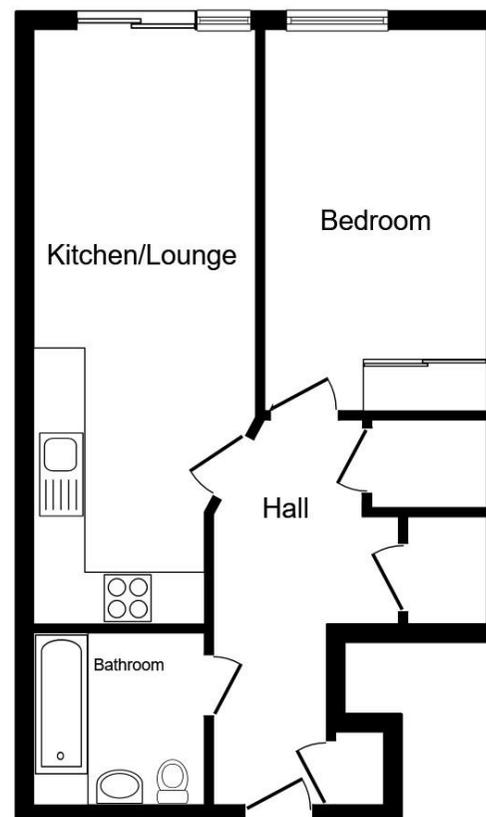
Bedroom

8' 3" x 8' 3" (2.51m x 2.51m)

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

Bathroom

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



Floor Plan

Total floor area 44.3 m² (477 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



check out more properties at williamhbrown.co.uk



welcome to

Principle Point Bridge Road East, Welwyn Garden City

- Third Floor Apartment
- One Bedroom
- Allocated Parking
- Town Centre Location
- Close to Train Station

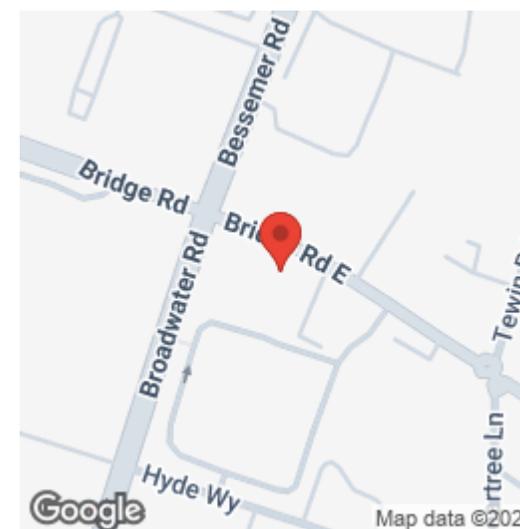
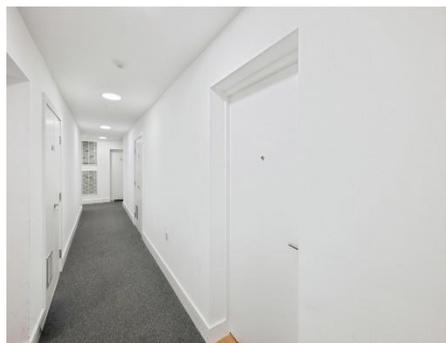
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 0.00

offers in excess of

£250,000



check out more properties at williamhbrown.co.uk

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:
WGN109627 - 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.

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.

Please note the marker reflects the
postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



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



williamhbrown.co.uk