



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



welcome to

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/drainer, double glazed window, integrated appliances.

Bedroom One

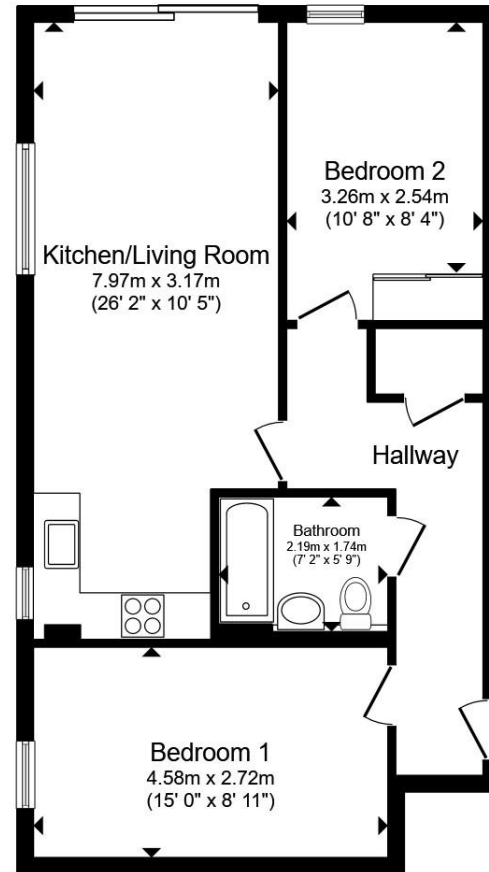
Double glazed window, carpet flooring.

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 m² (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



check out more properties at williamhbrown.co.uk



welcome to

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 excess of

£300,000



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:
WGN109752 - 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 Wigmore North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk