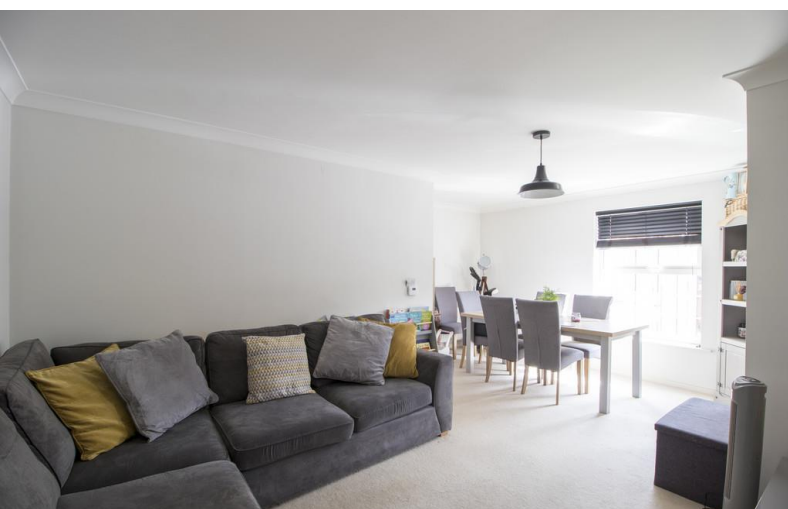


FOR SALE



Bridge Court, Bridge Road East, Welwyn Garden City, Herts

Two Bedrooms, One Bathroom Apartment

GUIDE PRICE £265,000





- Two Bedroom Apartment situated within a short walk of Town Centre
- Close to Train Station
- EPC Rating Band B
- Allocated Parking
- Council Tax Band C
- Ideal for residential or Investment purposes

**SUMMARY**

This two-bedroom Apartment is situated on a popular development within a short walk of Welwyn Garden City Town Centre and Train Station. The apartment has a spacious lounge/diner, modern fitted kitchen, two good size bedrooms and allocated parking. Welwyn Garden City features a range of shops including John Lewis, Waitrose, Sainsburys, and other independent retailers, cafes, gyms and restaurants. Additionally, the Train Station offers fast train links to London, Kings Cross, within 30 minutes, making it an ideal commute. Viewing is highly recommended!

**ENTRANCE HALL**

Carpet, entry-phone system, radiator, coving, ceiling light.

**LOUNGE/DINER**

Carpet, radiator, double-glazed window, coving, ceiling light.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**KITCHEN**

Tiled floor, a range of white gloss wall and base units, laminate worktops, stainless steel sink and mixer tap, integrated oven and hob with extractor fan over, part-tiled walls, double-glazed window, inset LED ceiling lights.

**BEDROOM ONE**

Carpet, radiator, double-glazed window, ceiling light.

**BEDROOM TWO**

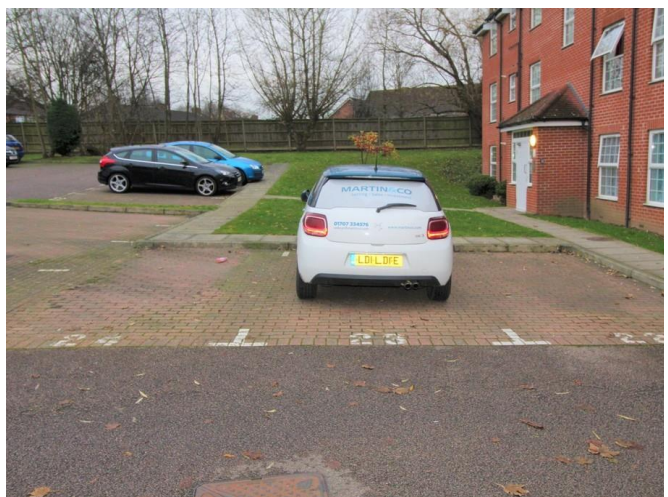
Carpet, radiator, double-glazed window, ceiling light.

**BATHROOM**

Tiled floor, radiator, white bathroom suite encompassing white panel enclosed bath with shower and shower screen, pedestal sink, low-level WC, part-tiled walls, extractor fan, ceiling light.

**OUTSIDE SPACE** Allocated parking and communal grounds.

<b>No of Years remaining on Lease</b>	<b>105</b>
<b>Service Charge</b>	<b>£1339.04 PA</b>
<b>Ground Rent</b>	<b>£150.00 PA</b>



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## Martin & Co Welwyn

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.