



44 Bridge Court, Welwyn Garden City, Herts, AL7 1GZ

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Handside House, Handside Lane,  
Welwyn Garden City, Herts AL8 6TA

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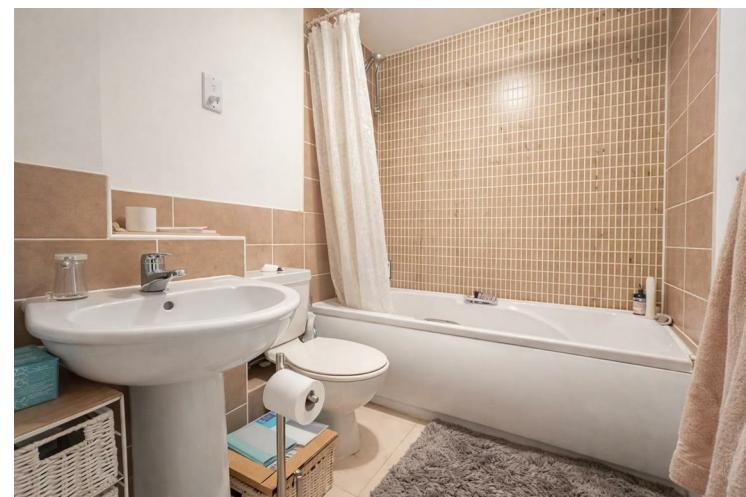
Welcome to this charming ground floor flat located in Bridge Court, Welwyn Garden City, Hertfordshire. This delightful property features a well-proportioned reception room, perfect for both relaxation and entertaining guests. With two comfortable bedrooms, this flat is ideal for couples, or individuals seeking a peaceful retreat. The flat also boasts a modern bathroom, designed for convenience and comfort. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. One of the notable advantages of this property is the availability of parking for one vehicle, a valuable asset in this bustling area. Welwyn Garden City is renowned for its beautiful green spaces and excellent amenities, including shops, restaurants, and schools, making it a wonderful place to live. The community is vibrant and welcoming, offering a perfect blend of urban convenience and suburban tranquillity. This flat presents an excellent opportunity for those looking to settle in a well-connected and picturesque location. Do not miss the chance to make this lovely property your new home.

Situated within the well-regarded Bridge Court development, this appealing two-bedroom flat offers comfortable and well-balanced living accommodation in the heart of Welwyn Garden City. The property features a bright and generously sized reception room, providing an ideal space for everyday living as well as hosting friends and family. Large windows allow for plenty of natural light, creating a warm and welcoming atmosphere throughout.

The flat comprises two well-proportioned bedrooms, each offering flexibility for use as a main bedroom, guest room, or home office. A modern bathroom is finished to a good standard, designed with both practicality and comfort in mind. The layout of the property is thoughtfully arranged, maximising usable space and ensuring a smooth flow between rooms, making it an excellent choice for couples, professionals, or downsizers.

Further benefits include allocated parking for one vehicle, a highly sought-after feature in this popular location. Bridge Court is ideally positioned to take advantage of Welwyn Garden City's excellent amenities, including a wide range of shops, cafés, restaurants, and leisure facilities, as well as attractive green spaces and well-maintained parks. The area is also well connected, with convenient transport links and easy access to major road networks.

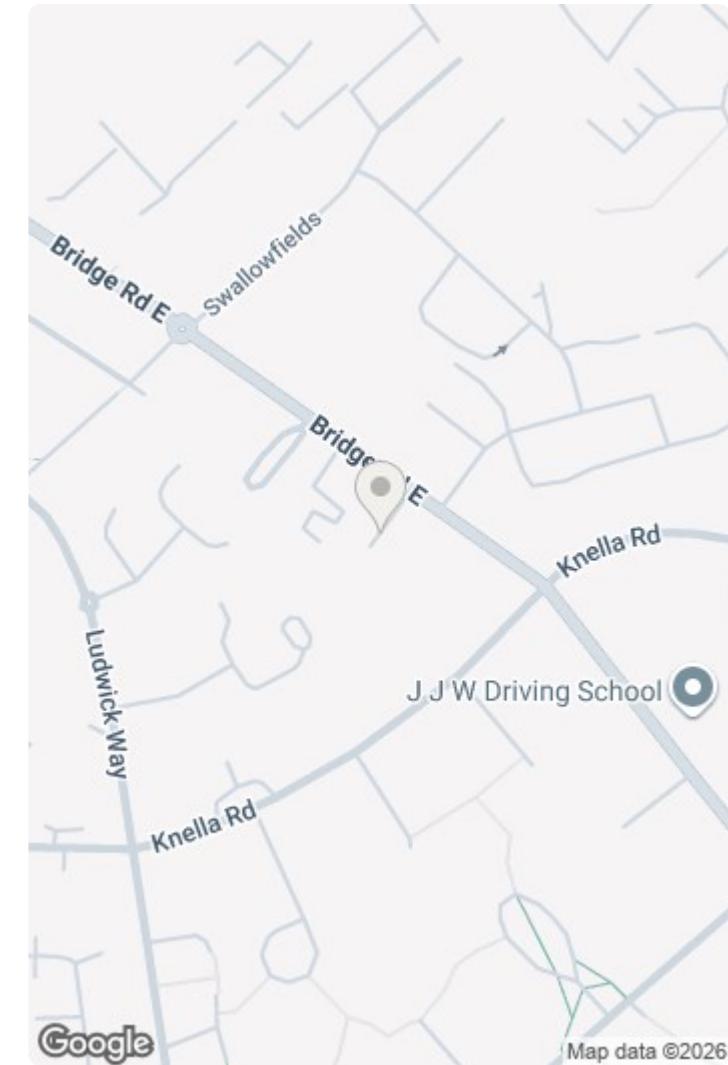
This well-presented flat offers a fantastic opportunity to enjoy modern living in a desirable and established neighbourhood, combining convenience, comfort, and a peaceful residential setting.



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Company incorporated in England No. 4713968  
VAT No. 745 8368 91





| Energy Efficiency Rating                           |                         |           |
|--|-------------------------|-----------|
|  | Current                 | Potential |
| <i>Very energy efficient - lower running costs</i> |                         |           |
| (92 plus) A  |                         |           |
| (81-91) B  |                         |           |
| (69-80) C  |                         |           |
| (55-68) D  |                         |           |
| (39-54) E  |                         |           |
| (21-38) F  |                         |           |
| (1-20) G   |                         |           |
| <i>Not energy efficient - higher running costs</i> |                         |           |
| England & Wales                                    | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                        |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| <i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i> |                         |           |
| (92 plus) A   |                         |           |
| (81-91) B   |                         |           |
| (69-80) C   |                         |           |
| (55-68) D   |                         |           |
| (39-54) E   |                         |           |
| (21-38) F   |                         |           |
| (1-20) G  |                         |           |
| <i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i> |                         |           |
| England & Wales   | EU Directive 2002/91/EC |           |

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