



PRESTIGE & VILLAGE

UK's finest properties

6, BRIDGE COURT, WELWYN GARDEN CITY, AL7 1GY



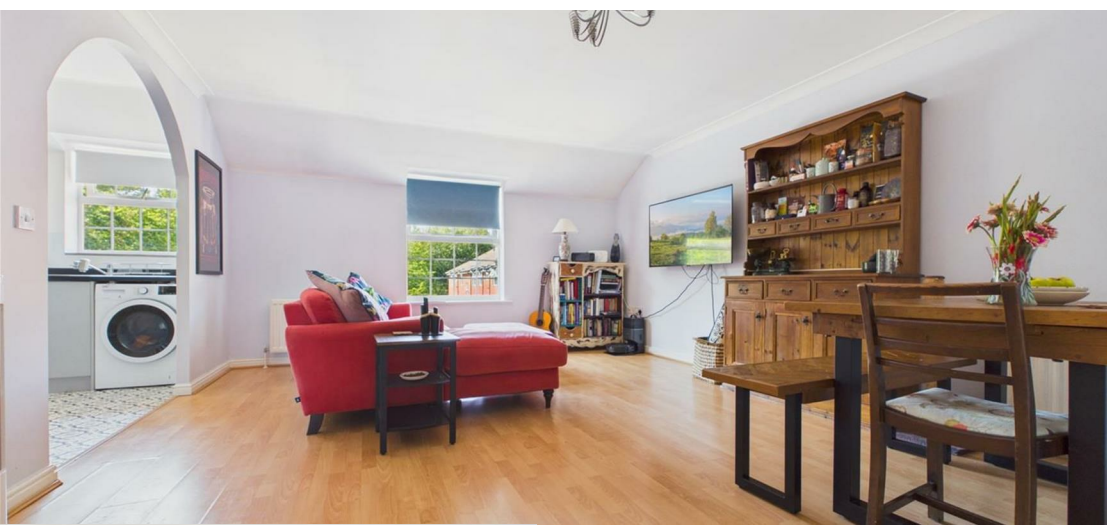
Prestige and Village are Overjoyed to offer this EXCEPTIONALLY PRESENTED and SPACIOUS Two Bedroom Apartment with ALLOCATED PARKING and Communal Gardens Located a Short Walk to Welwyn Garden City Town Centre and Main Line Station with 25 Minutes Train Links to London Kings Cross/St Pancras. Features include, FITTED KITCHEN, Lounge and Diner Area, TWO DOUBLE BEDROOMS, Family Bathroom and Ensuite to Principle Bedroom, 103 Years Remaining on the Lease, VIEWING HIGHLY RECOMMENDED

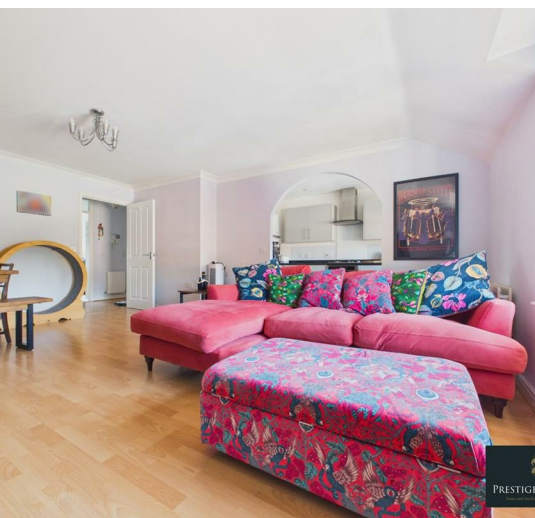




- Exceptionally Presented and Spacious Two Bedroom Apartment
- Allocated Parking Space
- Located a Short Walk to Welwyn Garden City Town Centre and Main Line Station
- Fitted Kitchen
- Lounge and Dining Room
- Two Double Bedrooms
- Family Bathroom and Ensuite to Principle Bedroom
- 103 Years Remaining on the Lease
- Viewing Strongly Recommended







ENTRANCE HALLWAY

4'10 x 6'8 (1.47m x 2.03m)

Door to Front Aspect, Entry Phone System, Loft Access, Consumer Unit, Coved Ceiling, Doors to all rooms.

BEDROOM TWO

13'4 x 6'9 (4.06m x 2.06m)

Double Panel Radiator, Double Glazed Window to Front Aspect.

BEDROOM ONE

18'7 x 9'4 (5.66m x 2.84m)

Double Panel Radiator, T.V Point, Double Glazed Window to Front Aspect, Door to Ensuite.

ENSUITE

5'7 x 5'6 (1.70m x 1.68m)

Vinyl Flooring, Low Level W.C, Wash Basin with Mixer Tap, Shower Cubicle with Mains Shower, Double Panel Radiator, Extractor Fan, Vanity Cupboard, Shaver Point, Tiled Splash Back.

BATHROOM

5'7 x 7'5 (1.70m x 2.26m)

Low Level W.C, Wash Basin with Mixer Tap, P-Shaped Bath with Mixer Tap, Vanity Cupboard, Double Panel Radiator, Fully Tiled Surround.

LOUNGE AND DINING AREA

18'2 x 14'2 (5.54m x 4.32m)

Laminate Flooring, Double Glazed Window to Rear Aspect, Coved Ceiling, 2 x Double Panel Radiator, T.V Point, Opening to Kitchen.

KITCHEN AREA

12'5 x 6'2 (3.78m x 1.88m)

Roll Top Work Surfaces, Valiant Wall Mounted Boiler, Cupboards at Eye and Base Level, Space for Dishwasher, Extractor Fan, Built in Gas Hob and Electric Oven, Space for Washing Machine.

ALLOCATED PARKING SPACE

There is one allocated parking space situated at the rear of the building.

LEASE INFORMATION

This Block is managed by MCS.

Council Tax: Band C

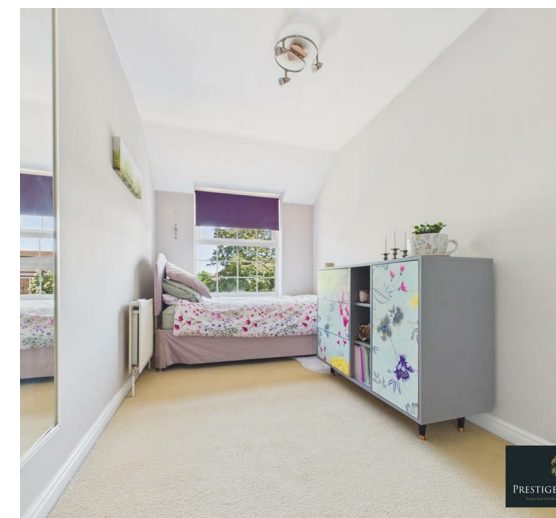
Leasehold: 125 years from 1st October 2004, 103 Years Remaining.

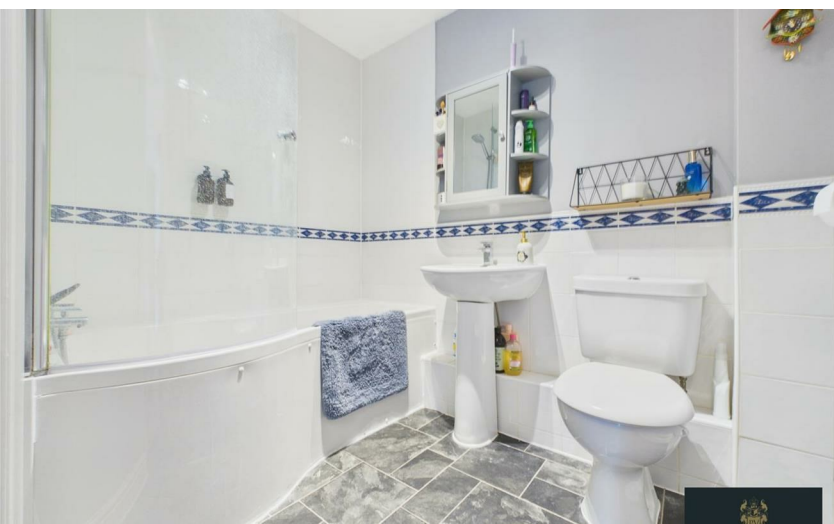
Service Charge: £1300 pa.

Ground Rent: £150 pa.

LOCAL INFORMATION

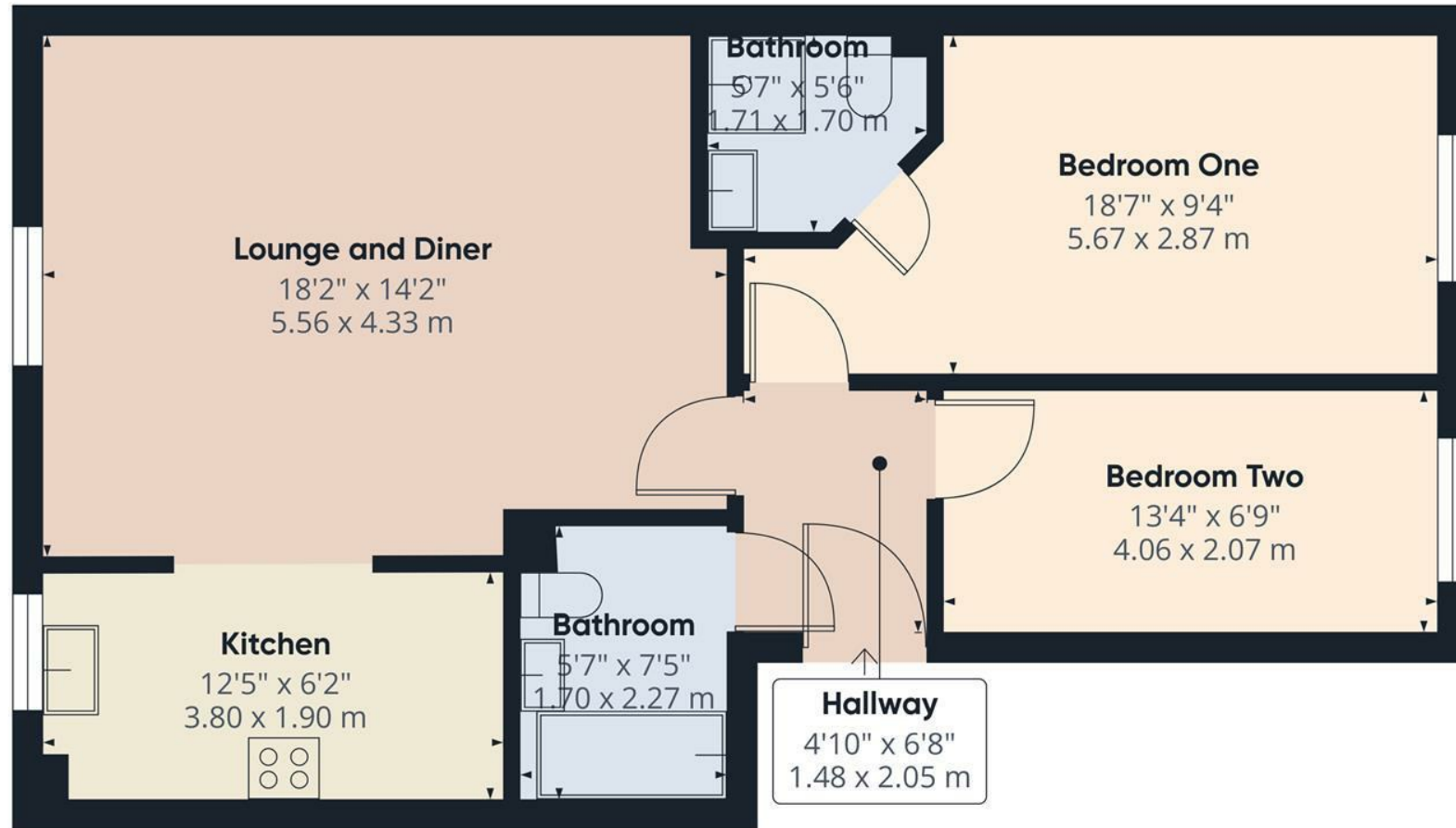
Bridge Court is located just off Bridge Road East which is central to the town centre. Close by are local shopping amenities and the mainline rail station (London Kings Cross 25 minutes). Town centre shops, including the Howard Shopping Centre, John Lewis and Waitrose are also close by.





Band

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
91-100 A			91-100 A		
81-90 B			81-90 B		
71-80 C			71-80 C		
61-70 D			61-70 D		
51-60 E			51-60 E		
41-50 F			41-50 F		
31-40 G			31-40 G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



Approximate total area⁽¹⁾
 669 ft²
 62.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360





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