



PRESTIGE & VILLAGE

UK's finest properties



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

£280,000

BRIDGE COURT

, WELWYN GARDEN CITY, AL7 1GY



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

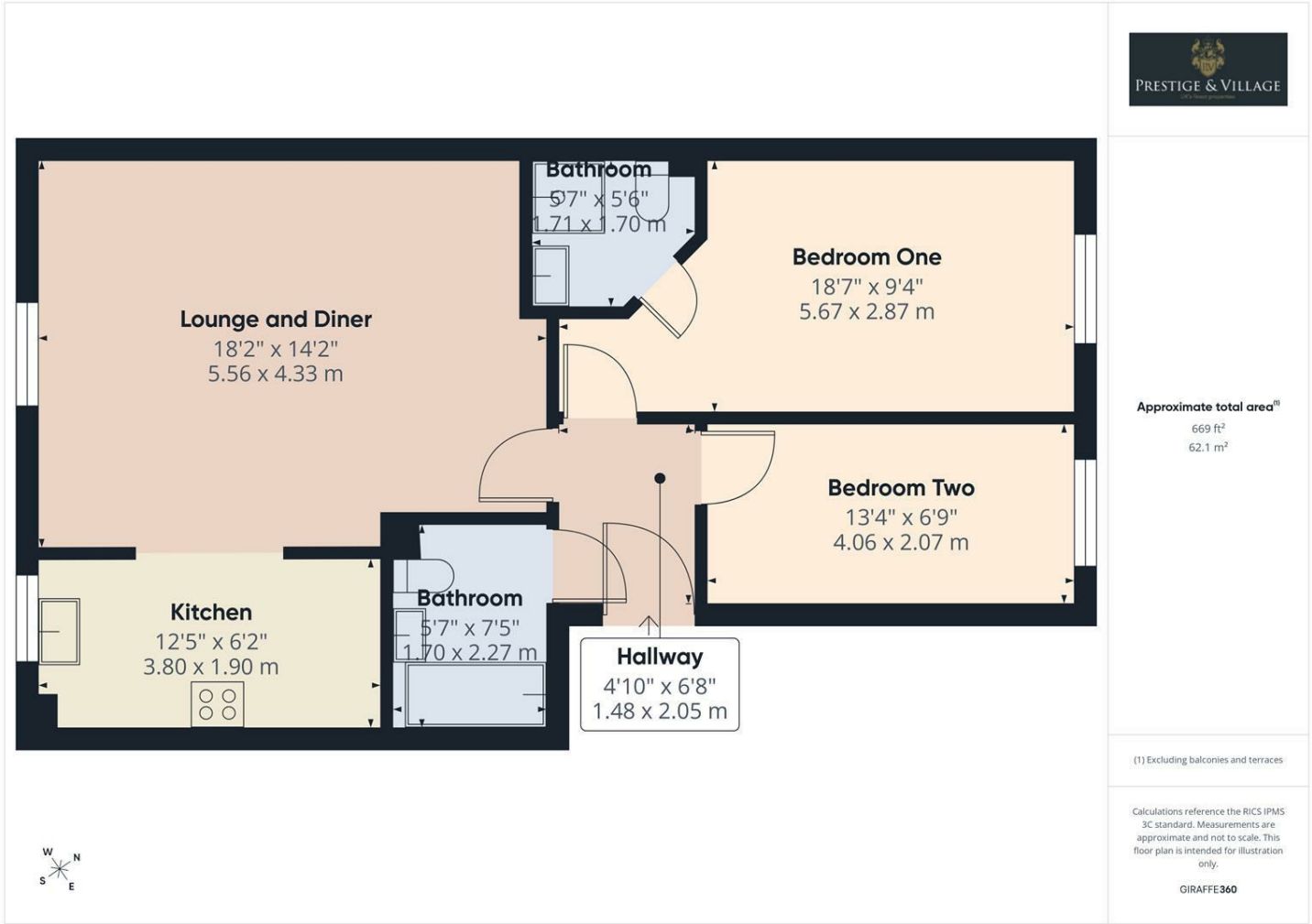


Directions

Band



FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

