



Flat 13, 51 Bridge Road East, Welwyn Garden City, Hertfordshire, AL7 1JR

- FIRST FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LARGE BALCONY
- TWO BATHROOMS
- WALKING DISTANCE TO TOWN CENTRE
- NEARBY TO ALL AMENITIES
- MODERN APARTMENT
- LONG LEASE
- NEW BUILD WARRANTY REMAINING



PROPERTY DESCRIPTION

LONG LEASE* *NEW BUILD WARRANTY REMAINING*

A fantastic opportunity to own a stylish first-floor apartment located within walking distance of Welwyn Garden City town centre. This well-maintained property offers a spacious and light-filled living space, perfect for couples or small families. It features two comfortable bedrooms and two bathrooms, including a generous family bathroom with brand-new tiles. The open-plan kitchen, dining, and living area is equipped with upgraded AEG integrated appliances, making it ideal for modern living and entertaining. A large balcony provides outdoor space to relax or enjoy outdoor meals. The communal areas are well-maintained and protected by a security intercom system, with the floors carpeted for added comfort.

Allocated parking is available outside the communal entrance, with additional visitor parking bays. Surrounding the development are communal gardens, perfect for leisure and outdoor enjoyment. The property benefits from a long lease and a new build warranty remaining, offering added peace of mind. Its prime location places it just a short walk to Welwyn Garden City main train station, offering easy access to London in under 30 minutes. Junction 4 of the A1(M) is conveniently within two miles, making commuting straightforward. Surrounded by community amenities, this home offers a comfortable, well-positioned residence in a desirable area. An in-person viewing is highly recommended to fully appreciate its potential and the appealing surroundings. Energy Rating B.



ROOM DESCRIPTIONS

ABOUT 51 BRIDGE ROAD EAST

Upon entering this pristine apartment, you are greeted with a wonderful, spacious open-plan kitchen, diner, and living room. The property has been finished to a high standard throughout, featuring upgraded integrated appliances and a new white splashback in the kitchen. All flooring has been upgraded to stylish Amtico flooring, complemented by new kitchen cabinets and spotlights installed throughout the property, enhancing its modern appeal. For added comfort and efficiency, the apartment includes a Vent-Axia ventilation and heating system, which improves air quality, reduces energy loss, and maintains a comfortable indoor environment. The home comprises two double bedrooms, with an en-suite shower room, along with a well-appointed family bathroom, all finished to a high specification. Step outside to an expansive, spacious balcony perfect for outdoor relaxation. The apartment also offers ample storage with numerous cupboards, ensuring practicality alongside luxury.

PARKING ARRANGEMENTS

Allocated parking. In addition, there are visitor bays.

LEASE INFORMATION

Lease: 125 years remaining

Service Charge: TBC

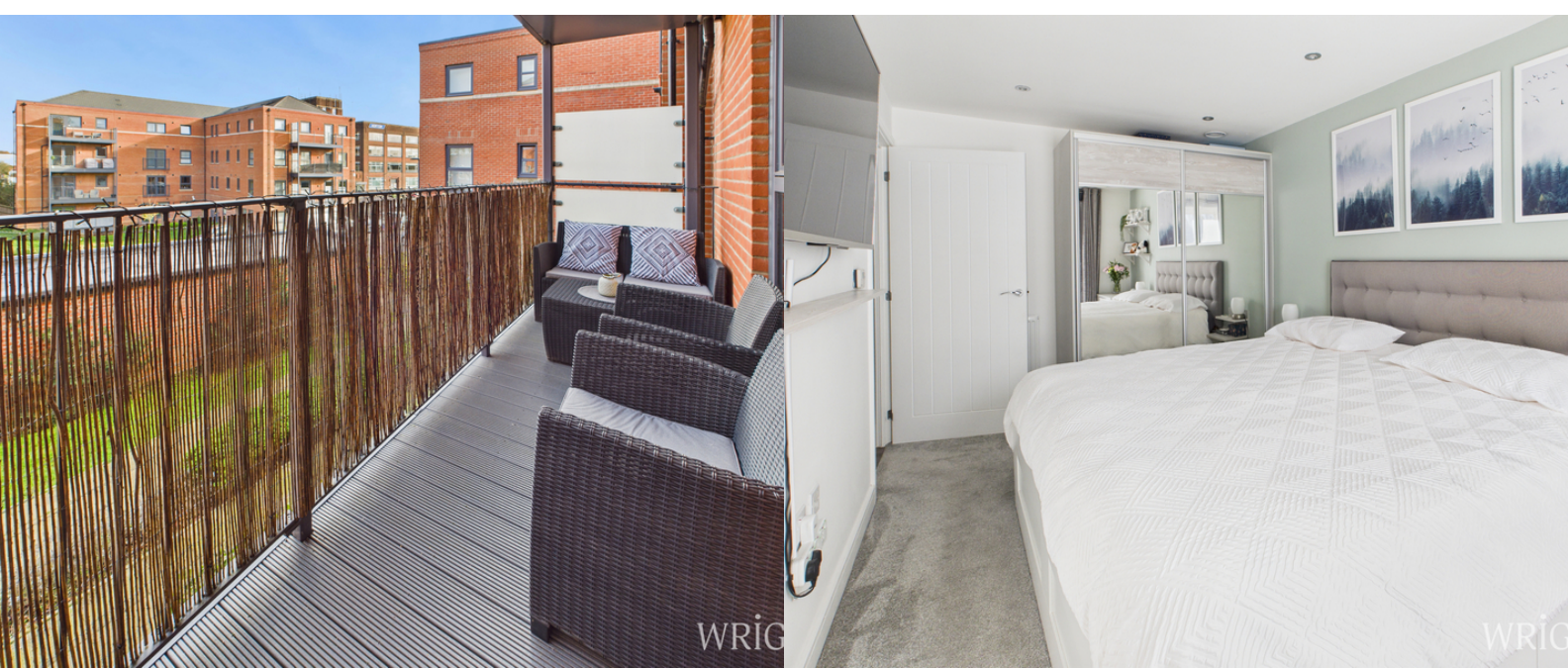
Ground Rent: £385

COUNCIL TAX BAND C

£2 074

ABOUT WELWYN GARDEN CITY

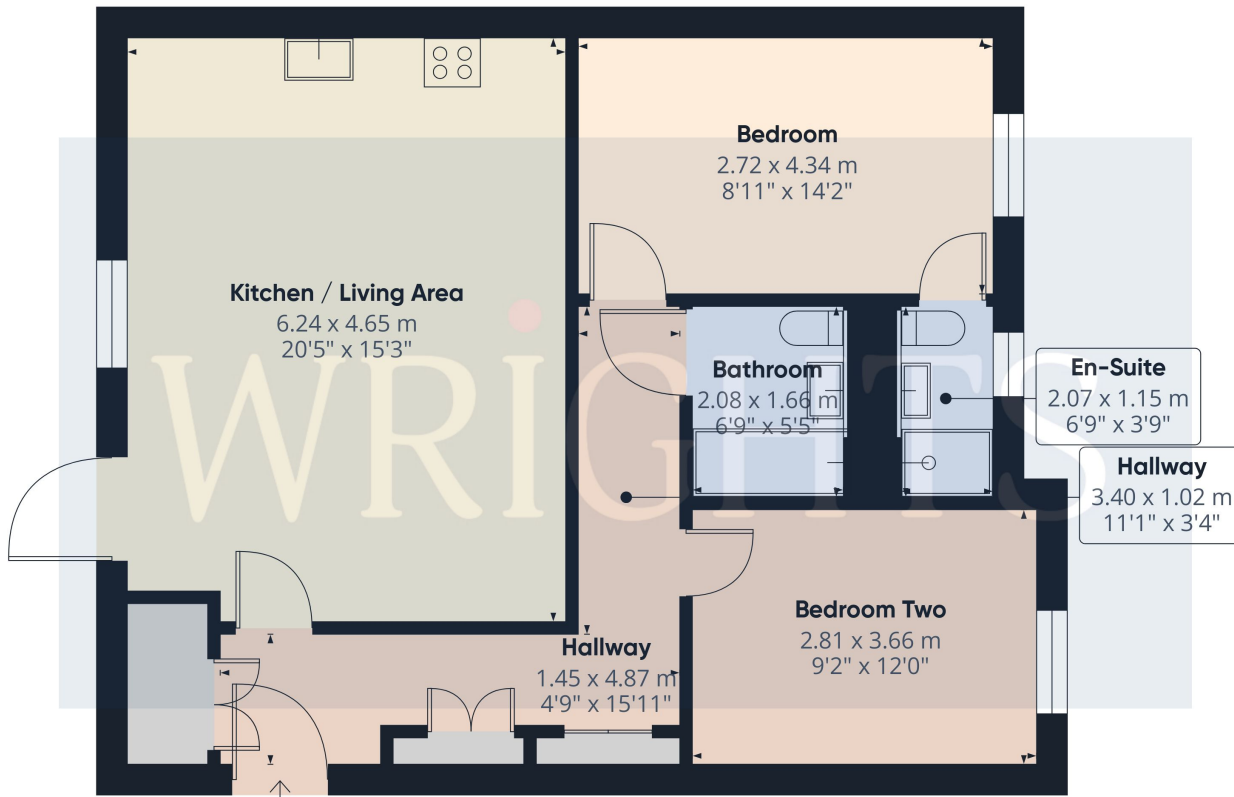
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere, Megans is a great place to meet friends.



FLOORPLAN & EPC

WRIGHTS

WRIGHTS



Approximate total area^m
68.1 m²
733 ft²

(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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com