



Bridge Road East, Welwyn Garden City, Hertfordshire. AL7 1JR





1 Bedroom Apartment

Guide Price £260,000 Leasehold

This super ground floor apartment, built in 2020, is in exceptional condition throughout and benefitted from many upgrades from new which include silestone worktops in the kitchen, full height tiling to the bathroom and karndean flooring.

Measuring approximately 610sqft this is a particularly large apartment. Located on the ground floor, with a lobby area only servicing this apartment, the spacious accommodation comprises entrance hall, a modern open plan dual aspect living space with the kitchen area boasting integrated appliances such as fridge/freezer, washer/dryer, dishwasher, induction hob and an eye level double oven. The living area opens out to a private balcony. The bedroom is a good size double and has fitted wardrobes and there is sumptuous bathroom. Externally there are two allocated parking spaces and well maintained communal areas.

- Stunning ground floor apartment
- Contemporary open plan living space
- Double bedroom with fitted wardrobes
- Kitchen with integrated appliances
- Private balcony
- Sumptuous bathroom suite
- Two parking spaces
- Communal gardens
- Chain free!
- EPC rating B. Council tax band B

Ground Floor

Communal Entrance:

Entrance is via a security entry system. Take the first door on the right into the lobby.

Front Door:

Timber front door.

Entrance Hall:

Storage cupboard. Radiator. Security entry phone. Inset ceiling lights. Karndean flooring.

Open Plan Kitchen/Dining/Living Room:

Abt. 25' 4" x 13' 2" (7.72m x 4.01m) A spacious contemporary open plan living space with a double glazed casement door leading to the balcony/terrace. Dual aspect double glazed windows to front and side. Two radiators. The kitchen area comprises a comprehensive range of eye and base level units with ample silestone worktops. Inset stainless steel one and a half bowl sink unit. Built-in induction hob with extractor hood over. Built-in eye level double electric oven. Integrated fridge/freezer, dishwasher and washer/dryer. Inset ceiling lights. Karndean flooring.

Balcony/Terrace:

A great private space for external relaxation. Outside light.

Bedroom:

Abt. 14' 4" x 10' 7" (4.37m x 3.23m) A good sized double bedroom with double glazed window to front. Fitted double wardrobe with mirrored doors. Radiator. Inset ceiling lights. Carpet as fitted.

Bathroom:

A superb suite comprising a panelled bath with mixer taps, shower over and glass shower screen, wash hand basin and low level wc with concealed cistern. Fully tiled walls. Heated towel rail. Radiator. Shaver point. Extractor fan. Tiled flooring.

Outside

Parking:

Two allocated parking spaces.

Gardens:

Communal garden area.

Additional Information:

Lease Details:

Lease term: 125 years from 1st January 2019

Service Charge: Approximately £1,200 per annum

Ground Rent: £250 per annum

Location:

Welwyn Garden City was founded in the 1920s by Ebenezer Howard and was designed to combine all the benefits of city and countryside. The town is set out along tree-lined boulevards. "Parkway" has been described as one of the world's finest urban vistas and forms the scenic spine of the town and is almost a mile long.

There is an impressive John Lewis department store and a wide range of shops at the indoor Howard Centre, together with a good selection of restaurants and cafes. The local Gosling Sports Centre offers excellent sport and leisure

facilities including a dry ski slope, golf driving range, tennis, squash, football, athletics and a gym. The town also boasts three golf courses. Nearby Stanborough Park and Lakes offers 126 acres of beautiful countryside.

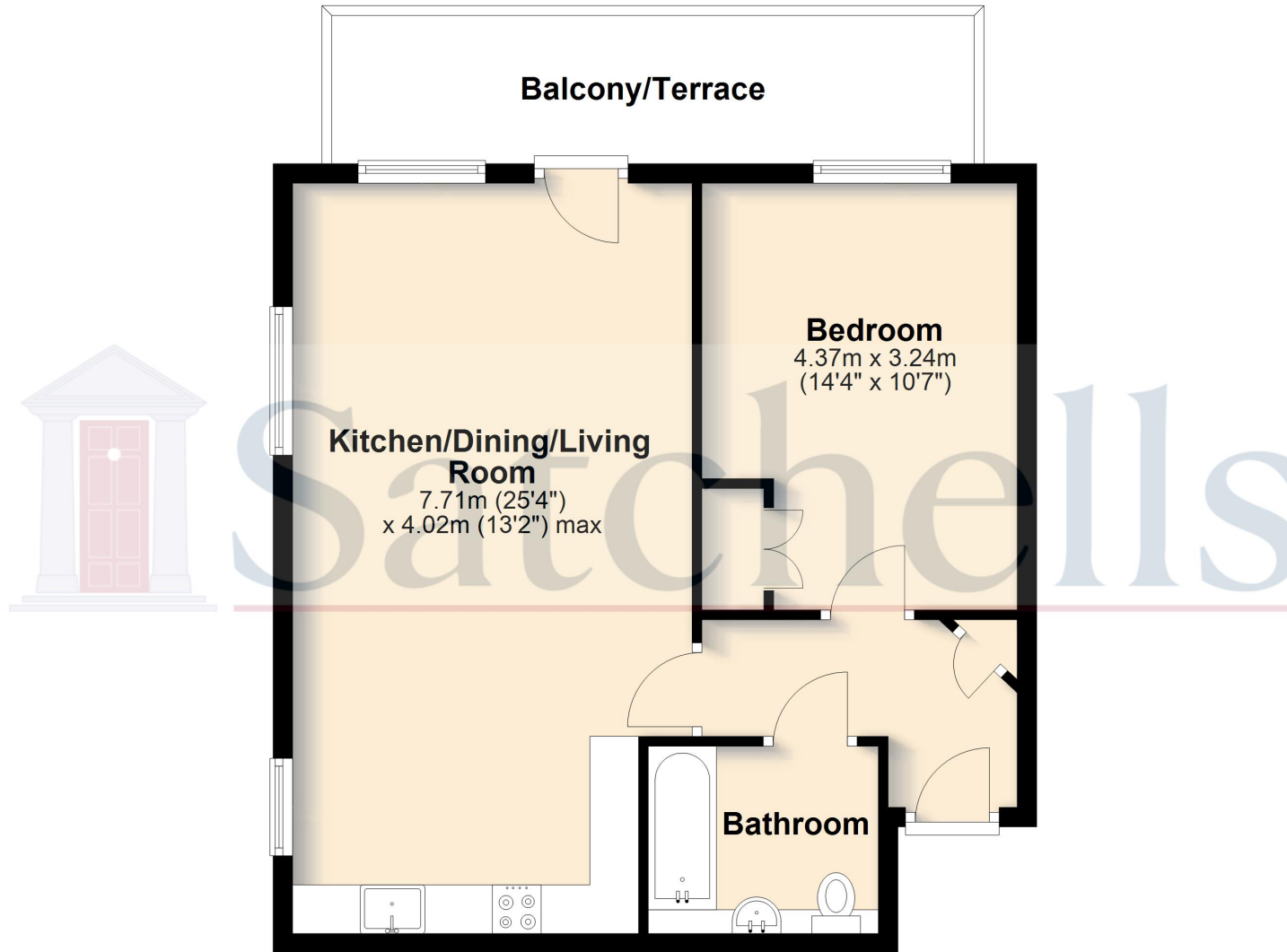
Ideal for the commuter, the town is perfectly placed for access to the A1M and the M25 is just 10 miles away. Welwyn Garden City offers a fast, frequent rail service to London Kings Cross in approx 25 minutes and to Moorgate and the City in 45 minutes.





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Ground Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.