



WRIGHTS

Flat 15, 51 Bridge Road East, Welwyn Garden City, Hertfordshire, AL7 1JR

- MODERN APARTMENT
- SECOND FLOOR APARTMENT
- ALLOCATED PARKING
- WALK TO MAINLINE STATION
- NEW BUILD WARRANTY REMAINING
- LONG LEASE
- CLOSE BY TO LOCAL AMENITIES
- 25% SHARED OWNERSHIP
- STAIRCASING TO 100%



PROPERTY DESCRIPTION

25% SHARED OWNERSHIP WITH OPPORTUNITY TO STAIRCASE UP TO 100% *LONG LEASE* *NEW BUILD WARRANTY REMAINING* Lovely modern two bedroom one bathroom apartment on the second (top) floor situated within walking distance to the town centre. Well maintained communal areas. Front entrance hall leads off into the open plan living area and kitchen diner which has dual aspect windows allowing in plenty of natural lighting. Bedroom one and two are both South Westerly facing. Generous family bathroom. Allocated parking right in front of the building for ease. Very neat and tidy. The property seems well-suited for individuals or small families seeking a comfortable living space with good transport links and community amenities. An in-person viewing is recommended to truly appreciate the apartment's features and the surrounding area. Well positioned and just a short walk to the main train line station in Welwyn Garden City. Easy commute into London in under 30 minutes while Junction 4 of the A1 (M) is within two miles of the development.



ROOM DESCRIPTIONS

WHAT THE OWNERS SAY

" We've thoroughly enjoyed living in this bright and spacious property. Its location has been perfect for us – just a short stroll to Welwyn Garden City station and the town center, offering convenience for both commuting and everyday essentials. The flat feels private and peaceful, with plenty of natural light throughout. It's been a wonderful home, offering the perfect balance of comfort and practicality. We're confident the next owners will love it as much as we have! "

ACCOMMODATION

COMMUNAL ENTRANCE

A bright and well maintained approach via the security intercom door. Carpeted floors.

ENTRANCE HALL

Spacious entrance hall with the living area and bedrooms leading off. For added comfort the property offers a Mechanical ventilation and heat recovery system which aids air quality, reduces energy loss and maintains comfortable indoor conditions. There is a Tado smart heating system.

OPEN PLAN KITCHEN DINER AND LIVING ROOM

Wonderful spacious open plan kitchen diner and living area with double window aspect. Integrated fridge freezer and washing machine. Integrated under counter oven with gas hob. Extractor fan. Plenty of space for furniture and dining room table.

BEDROOM ONE

Large spacious main bedroom with double aspect windows. An alcove for a dressing table and dressing area.

BEDROOM TWO

Spacious double bedroom with window aspect.

FAMILY BATHROOM

Very spacious bathroom. Panel bath with shower over. Partly tiled. Floors fully tiled. Low level w/c with modern wash basin. Radiator mounted on the wall.

PARKING ARRANGEMENTS

Allocated convenient parking right outside the communal entrance. In addition there are visitors bays.

COMMUNAL GARDENS

There are communal gardens to enjoy around the site.

LEASE INFORMATION

Lease: 120 years remaining.
Rent on balance of 75%: £638.76
Service charge : £91.60 Per month
Ground Rent : No Ground Rent.

ELIGIBILITY CRITERIA

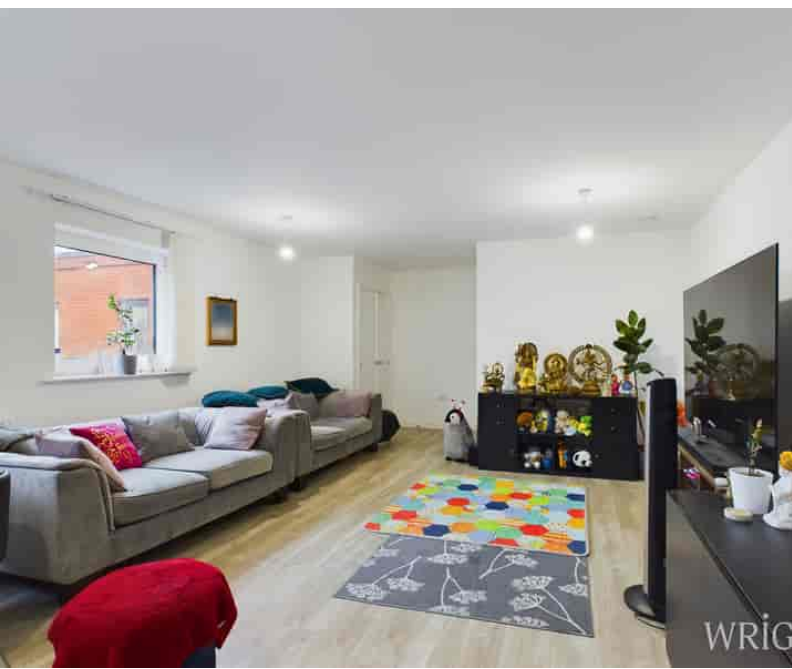
- Example Criteria: Minimum deposit £3938 (5%), Mortgage term 25 years interest rate used 5.20%, The minimum single income will need to be £40,250 per annum with the minimum joint household income required at £34,500 per annum,
- You must be at least 18 years old.
- your annual household income must be less than £80,000.
- Shared Ownership purchasers are often first time buyers but if you do already own another home, you must be in the process of selling it.
- You should not be able to afford to buy a home suitable for your housing needs on the open market.
- You must show you are not in mortgage or rent arrears.
- You must be able to demonstrate that you have a good credit history (no bad debts or County Court Judgements) and can afford the regular payments and costs involved in buying a home.

COUNCIL TAX BAND D

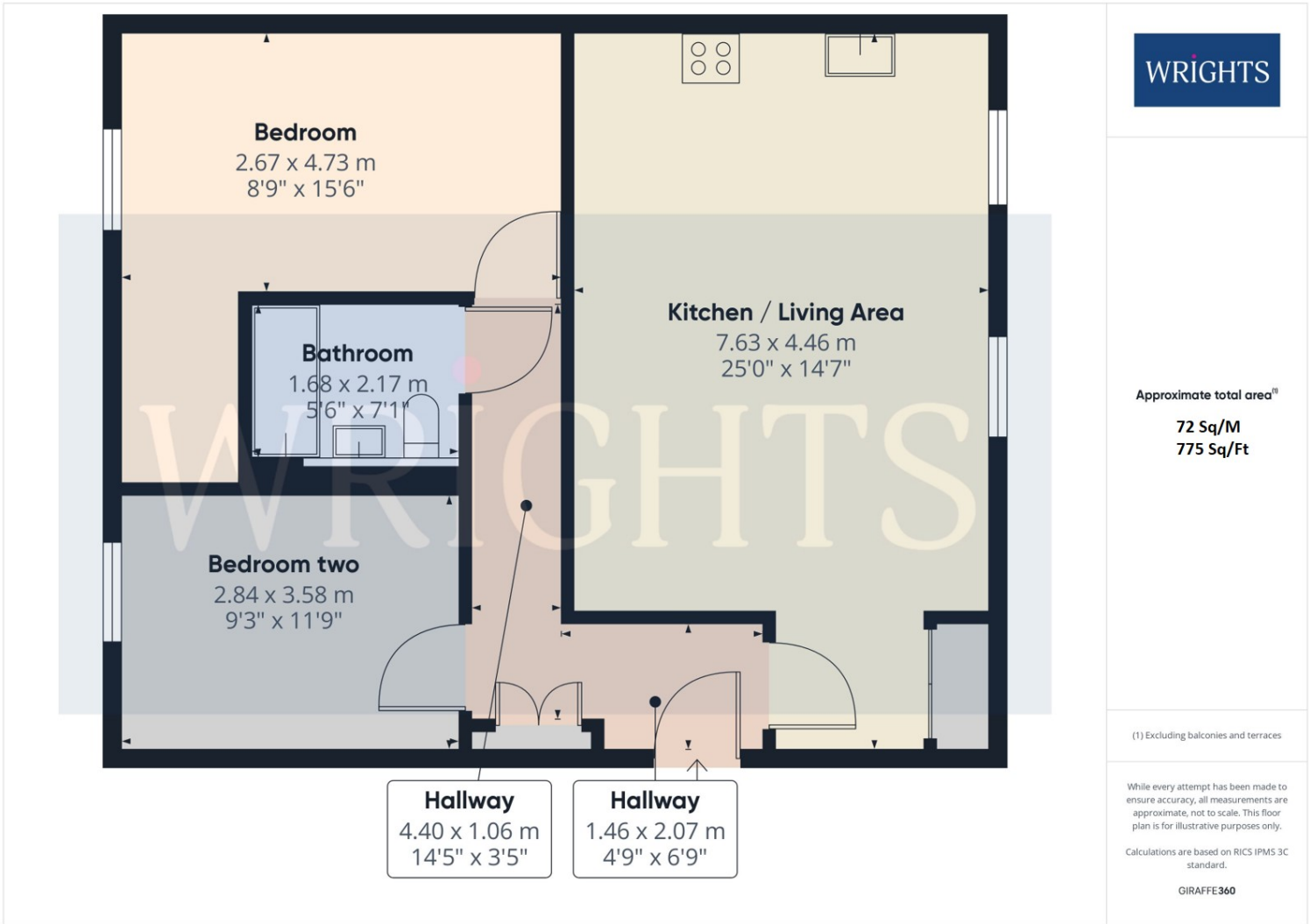
£2 184.15

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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	

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