



WRIGHTS

# 58 Bridge Court, Welwyn Garden City, Hertfordshire, AL7 1GZ

- CHAIN FREE
- TWO BEDROOM TWO BATHROOMS
- FRESHLY PAINTED AND CARPETED
- PRIVATE PARKING BAY PLUS VISITORS BAYS
- GAS CENTRAL HEATING
- OPEN PLAN KITCHEN/ LIVING ROOM WITH JULIETTE BALCONY
- LONG LEASE AND REASONABLE CHARGES
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- COMMUNAL GARDENS



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** A FRESHLY PAINTED AND CARPETED FOR A TURN KEY SALE. This beautifully presented FIRST FLOOR apartment is situated in a modern and private block. It features TWO DOUBLE BEDROOMS, including a principal bedroom with an EN-SUITE SHOWER ROOM. Upon entering, you are greeted by a spacious entrance hall with ample storage space.

The apartment boasts a SEPARATE FULLY INTEGRATED KITCHEN that flows seamlessly into the living area, which is accentuated by a charming JULIETTE BALCONY. Additional highlights include an ALLOCATED PARKING BAY and well-maintained landscaped gardens, complemented by immaculate communal areas. The property benefits from a LONG LEASE, REASONABLE SERVICE CHARGES, and LOW GROUND RENT, making it an attractive investment opportunity. An investor could potentially achieve a rental income of £1,350 PCM. Conveniently located within a short walk from the MAINLINE STATION, this apartment provides excellent transport links to Kings Cross and Moorgate in under 30 minutes. It is also in close proximity to major road networks such as the A414 and A1M.



## ROOM DESCRIPTIONS

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### COMMUNAL ENTRANCE HALL

Security intercom entrance. Maintained, carpeted hallway and stairs. External post boxes.

### APARTMENT ENTRANCE HALL

Laid to wooden floor, intercom handset and large storage cupboard.

### LIVING ROOM

Laid to wooden floor, French doors to Juliette balcony.

### KITCHEN

Fully integrated kitchen to include; oven, inset gas hob, extractor, dishwasher, washing machine and fridge/freezer. Plenty of worktop space. Window for light and ventilation.

### BEDROOM ONE

Window to the front elevation, fitted wardrobe with mirror sliding doors.

### EN-SUITE

Shower cubicle, pedestal sink and w/c. Partly tiled and extractor fan for ventilation.

### BEDROOM TWO

Window to the front elevation. Alcove for wardrobe space.

### BATHROOM

Three piece suite comprising panel bath with shower over, low level w/c and pedestal sink. Part tiled walls and extractor fan for ventilation.

### COMMUNAL GARDENS

Manicured gardens surrounding the site with lawn areas to enjoy. There is also a lockable bike store and bin store.

### PARKING ARRANGEMENTS

Allocated parking bay for one car. Plenty of visitors parking bays.

### LEASE INFORMATION

Lease: 104 Years remaining

Service Charge: £1,366.34 December 23- December 24.

Includes buildings insurance.

Ground Rent: £150 For the annum.

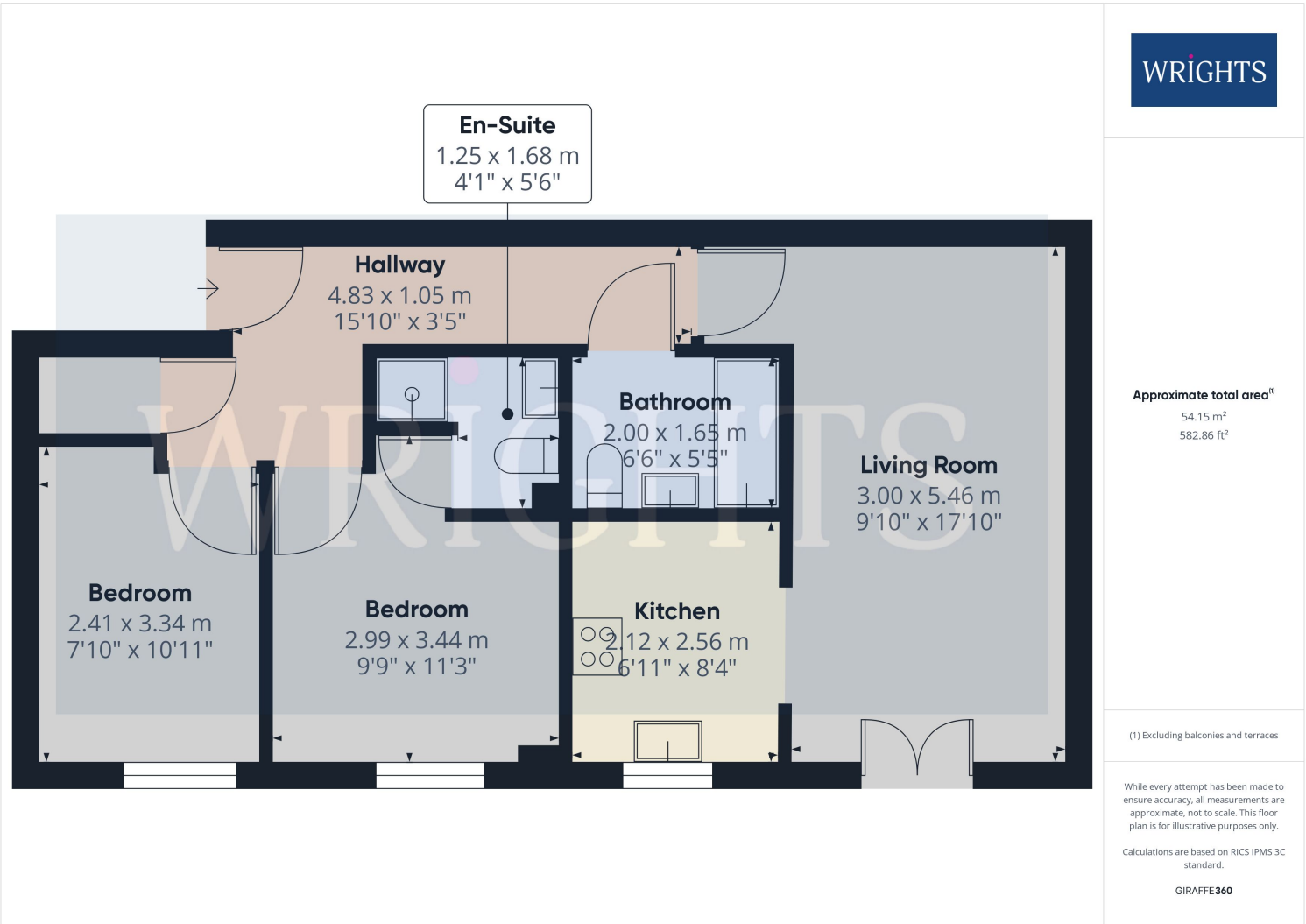
### COUNCIL TAX BAND C

£1,941.47

### 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 favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>82</b>	<b>83</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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