



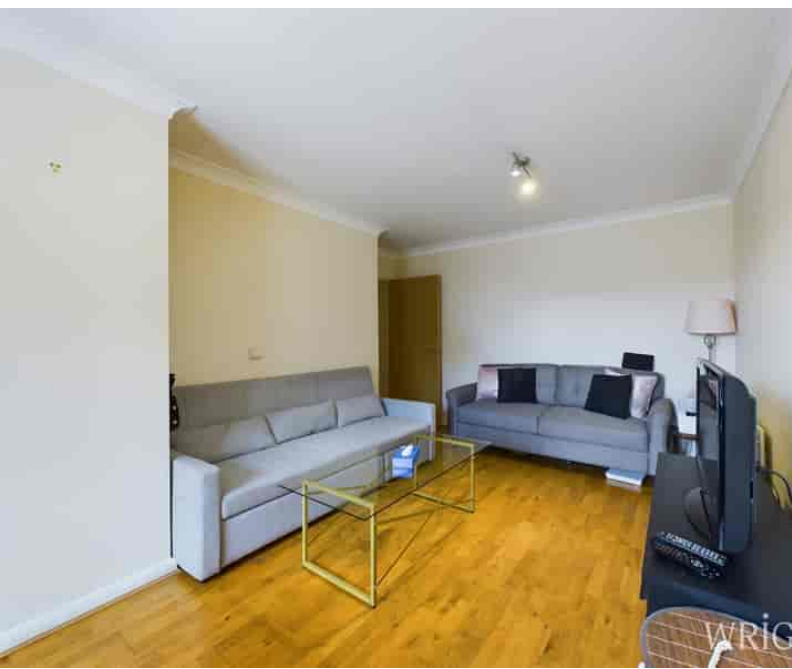
71 Bridge Court, WELWYN GARDEN CITY, Hertfordshire, AL7 1GZ

- CHAIN FREE
- TWO DOUBLE BEDROOM
- MODERN SERVICE BLOCKED
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- COMMUNAL GARDENS
- ALLOCATED PARKING BAY IN PRIVATE PARKING AREA
- LONG LEASE AND REASONABLE CHARGES



PROPERTY DESCRIPTION

****CHAIN FREE**** Well Positioned TOP FLOOR apartment in a PRIVATE and contemporary block. TWO DOUBLE BEDROOMS WITH FITTED WARDROBES. The apartment has a lovely large entrance hall. There are many features to enjoy including ALLOCATED PARKING BAY and SEPARATE FULLY INTEGRATED KITCHEN leading off the living area. LONG LEASE, REASONABLE SERVICE CHARGES AND LOW GROUND RENT. There are well landscaped gardens to enjoy and immaculate communal areas as well. AN INVESTOR COULD ACHIEVE £1100 PCM. Positioned a short walk from the MAINLINE STATION serving Kings Cross and Moorgate in under 30 minutes. Close proximity to major road links such as the A414 and A1m. Energy rating C.



ROOM DESCRIPTIONS

COMMUNAL ENTRANCE HALL

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

APARTMENT ENTRANCE

Intercom handset, storage cupboard. Loft access.

LIVING ROOM

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

KITCHEN

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

BEDROOM ONE

Fitted wardrobe and window to the side elevation.

BEDROOM TWO

Fitted wardrobe and window to the side elevation.

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: 125 Years from 2004

Service Charge: £995 for the annum, includes buildings insurance.

Ground Rent: £150 for the annum.

The lease information has been provided by the sellers and a buyer should not solely rely upon the information provided and their legal representative should confirm these charges.

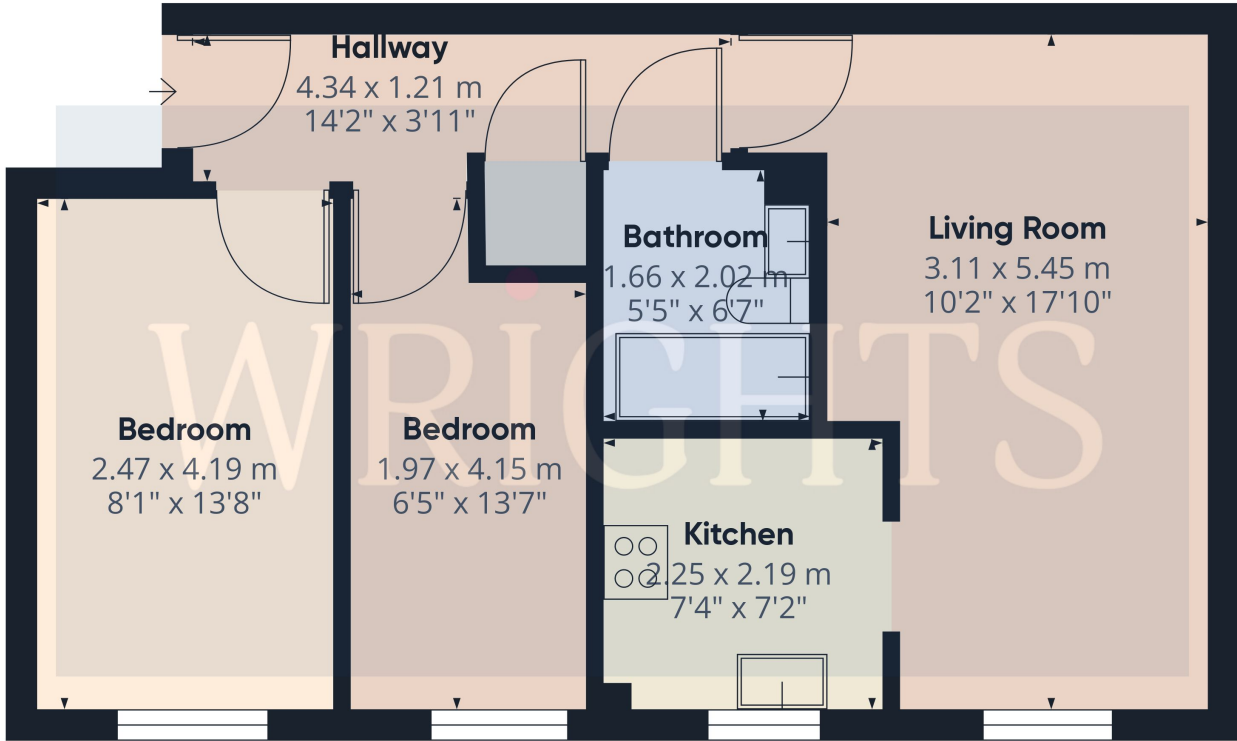
COUNCIL TAX BAND C

£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.





Approximate total area^m
48.32 m²
520.11 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only. Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(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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