



Flat 51 Principle Point, Bridge Road East, Welwyn Garden City,
Hertfordshire AL7 1HX

£350,000 - Share of Freehold

Property Summary

* SHARE OF FREEHOLD* WITH EIGHT YEARS LEFT ON THE BUILDZONE WARRANTY REMAINING. LONG LEASE. Discover this superb top floor two bedroom apartment . Has it's own large private balcony. Principle Point is an exclusive small development WITHIN A STONES THROW OF THE TOWN CENTRE AND MAINLINE STATION! A remarkable specification with fully integrated appliances. UNDERFLOOR HEATING AND QUARTZ WORKTOPS. Boasting masses of space, built in wardrobe in main bedroom. Stylish high end luxury bathroom. Secure video intercom entry phone. Picturesque views from the balcony. a private allocated parking bay. the development benefits from exceptional transport links. with Welwyn Garden City railway station just over the road, offering regular services to London King's Cross in under 30 minutes, while junction 4 of the A1 (M) is within two miles of the development. An integral viewing comes highly recommended.

Features

- SHARE OF FREEHOLD
- LONG LEASE
- PENTHOUSE VIEWS
- LARGE BALCONY
- OPEN PLAN KITCHEN / LIVING ROOM
- 5 MINUTE WALK INTO THE TOWN CENTRE
- ALLOCATED PARKING BAY
- INTEGRATED APPLIANCES

Room Descriptions

WELCOME HOME

Step into this impeccably designed two bedroom apartment where luxury meets functionality at every corner. As you walk through, you'll notice the comfort of underfloor heating. The spacious feel and the elegance of fully integrated appliances, complete with stunning quartz countertops. Seamless design with contemporary mood lighting. The main living room opens out onto a large long balcony with picturesque views from the top floor.

Relax in the bathroom oasis equipped with high end exquisite finishes and mood lighting. Enjoy the convenience of bespoke storage solutions featuring a built-in wardrobe in the spacious main bedroom. Feel secure with the video entry system. Plenty of storage through out with a utility cupboard.

HEAD ON OUT

The large patio area offers beautiful views and an ideal al fresco private dining space. There is a private allocated parking bay.

SHARE OF FREEHOLD

Lease: 997 years left

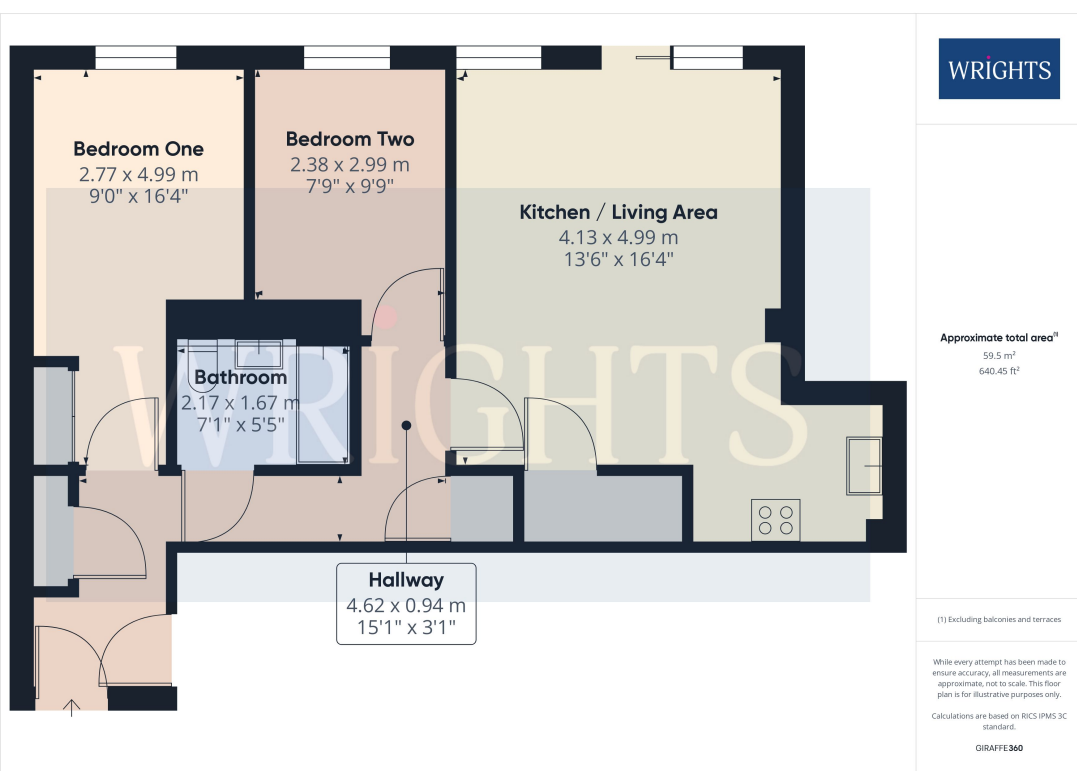
Service Charge: £994.04 per annum.

COUNCIL TAX BAND C

£1 941.47

ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	76
(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	