



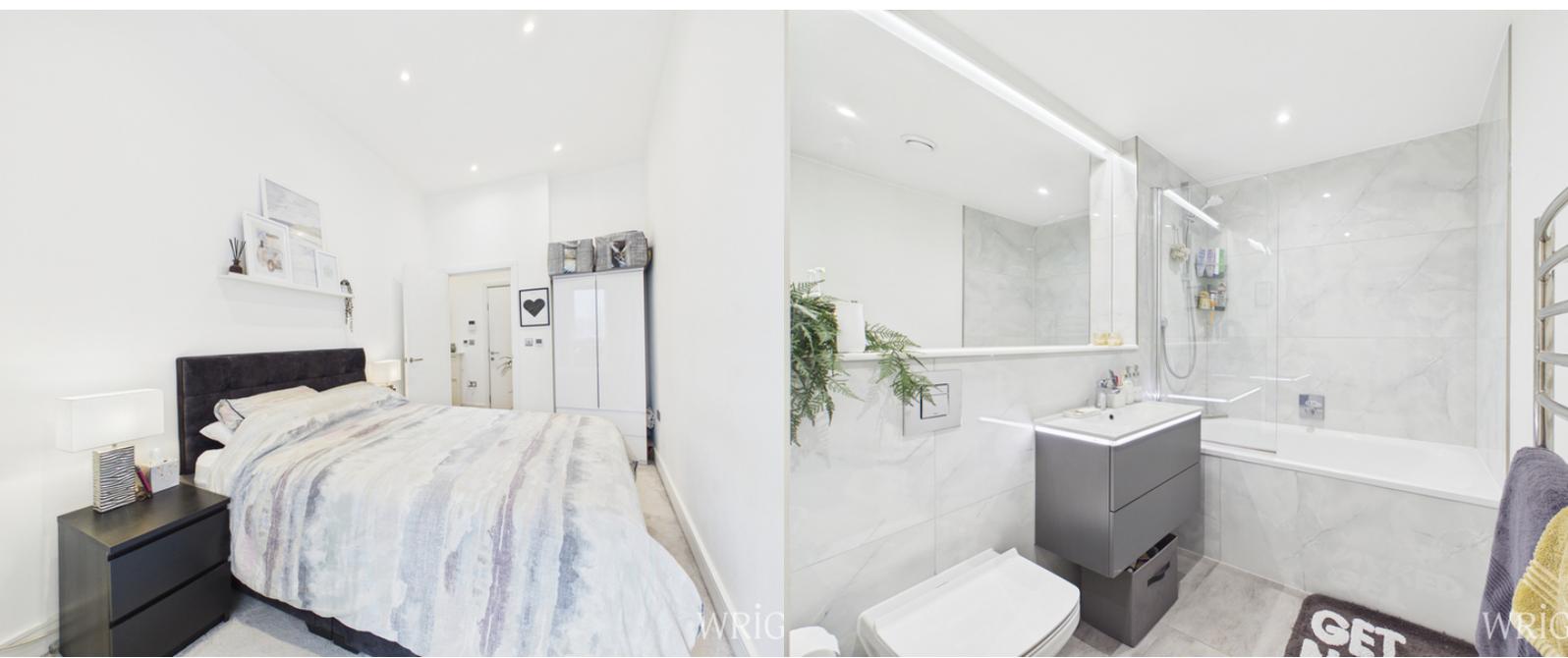
Flat 5 Principle Point, Bridge Road East, Welwyn Garden City, Hertfordshire, AL7 1HX

- LONG LEASE AND REASONABLE CHARGES SHARE OF FREEHOLD
- ALLOCATED PARKING BAY
- JUST YARDS FROM THE MAINLINE STATION AND TOWN CENTRE
- EXCLUSIVE SHOW HOME APARTMENT
- LUXURY HIGH SPECIFICATION CORNER PLOT
- HIGH CEILINGS AND UNDERFLOOR HEATING
- TWO DOUBLE BEDROOMS
- FULLY INTEGRATED KITCHEN FINISHED WITH QUARTZ WORKTOPS



PROPERTY DESCRIPTION

****SHARE OF FREEHOLD** ORIGINAL SHOW FLAT PURCHASED OFF MARKET WITH HIGH SPECIFICATION FEATURES! SIX YEARS LEFT ON THE BUILDZONE WARRANTY REMAINING. LONG LEASE AND REASONABLE CHARGES. Discover this superb GROUND FLOOR TWO DOUBLE BEDROOM CORNER PLOT APARTMENT. Principle Point is an exclusive small development WITHIN A STONE'S THROW OF THE TOWN CENTRE AND MAINLINE STATION! A superb specification with a fully integrated kitchen featuring quartz worktops, stylish high-end luxury bathroom, HIGH CEILINGS and ZONAL UNDERFLOOR HEATING. Secure video intercom entry phone and 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. Junction 4 of the A1 (M) is within two miles of the development. An integral viewing comes highly recommended.**



ROOM DESCRIPTIONS

WELCOME TO PRINCIPLE POINT

Step into this impeccably designed two bedroom apartment where luxury meets functionality at every corner. As you enter the communal hall via the security intercom door, you will note the striking polished porcelain tiled walls and floors. Well maintained and carpeted hallways leading to the property. Walk through, and you will appreciate the comfort of underfloor heating which is throughout the property. The spacious feel with high ceilings. The open plan kitchen/ living room includes the elegance of fully integrated Siemens appliances, complete with stunning quartz countertops. Seamless design with contemporary mood lighting. The main living room has a large floor to ceiling window and there is plenty of space for living and dedicated dining area. Relax in the bathroom oasis equipped with high end exquisite finishes and mood lighting. The two bedrooms are large doubles with bedroom two including a fitted wardrobe. Additional storage throughout with a utility cupboard including plumbing for a washing machine, the underfloor manifold is housed here as well as the fresh air ventilation and extraction system.

PARKING AND MATERIAL INFORMATION

There is an allocated parking bay to the rear of the block. In addition there are visitors bays and bike stores.

Lease: 995 Years remaining. (Share of Freehold). Nil Ground Rent.

Service Charge: We have been informed by the vendors that the service charge is £1,414.19 for the annum and includes buildings insurance.

Council Tax Band C.

WHAT THE OWNERS SAY

Living at Principle Point offers an ideal blend of comfort, convenience, and charm, making it especially attractive for first time buyers. It's just over a five minute walk to the train station, giving you quick links into central London in around twenty minutes and Cambridge in about thirty. The flat sits conveniently opposite a delightful pub known for great food and a lively nightlife, with local shopping amenities close by and the town centre only a short stroll away. Inside, the modern décor creates a fresh, blank canvas feel, while integrated appliances and high ceilings add both practicality

and a spacious yet homely atmosphere; the perfect foundation for making the space your own. We have thoroughly enjoyed living here and creating some wonderful memories and hope that the next lucky owners of this property get to do the same.

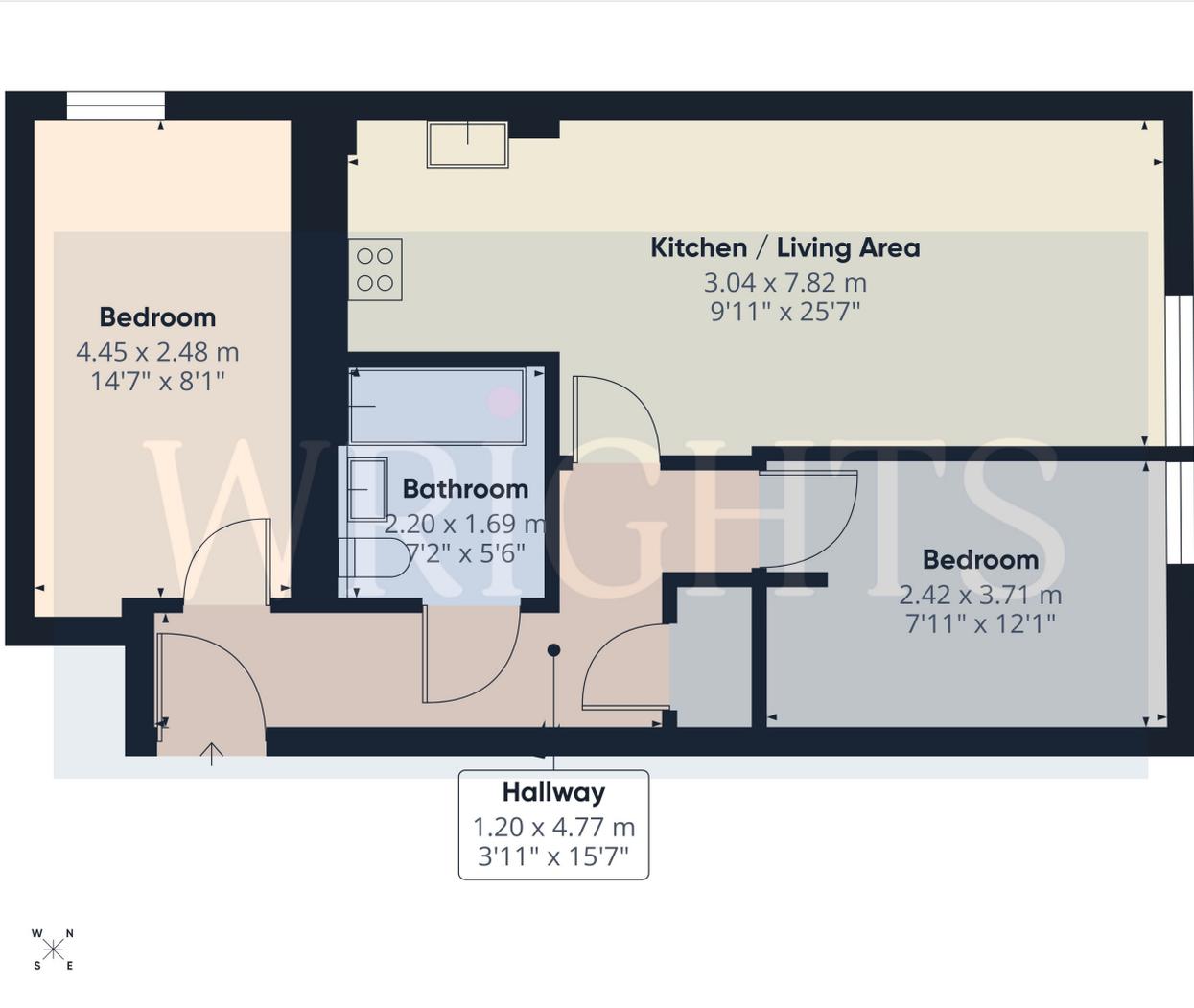
ABOUT WELWYN GARDEN CITY

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.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Approximate total area^m
55.5 m²
598 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	72
(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	

Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com