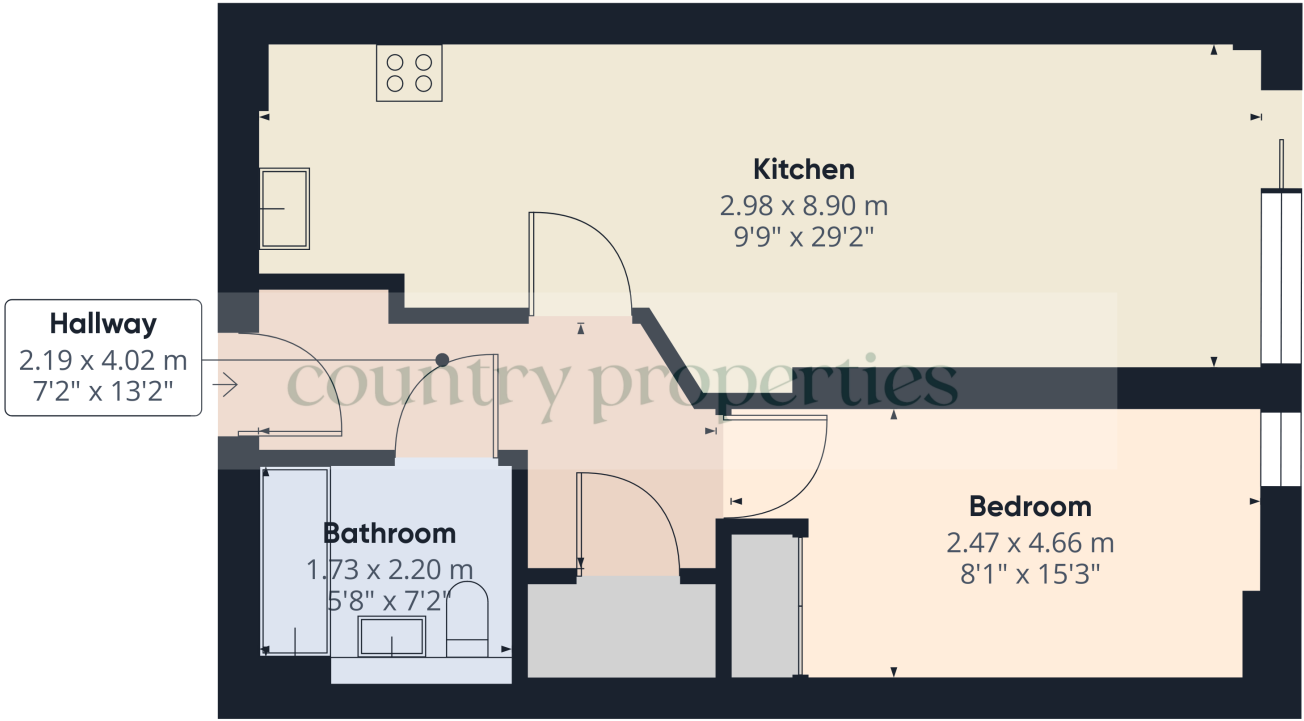




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Principle Point  
Flat 17, Bridge Road East, Welwyn Garden City,  
Hertfordshire, AL7 1HX  
Guide Price £239,995

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(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		



Approximate total area<sup>(1)</sup>  
48.22 m<sup>2</sup>  
519.02 ft<sup>2</sup>

(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.

GIRAFFE 360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN  
T: 01707 339146 | E: welwyngc@country-properties.co.uk  
www.country-properties.co.uk

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Never miss the train again... Located within a few hundred meters of the mainline train station, this modern first floor flat offers high quality accommodation with a share of freehold and a low maintenance charge. The block has lifts and the flat has allocated parking, everything inside is what you would expect from a modern flat with built in appliances in the kitchen, a high quality bathroom and a Juliet balcony overlooking the front.

- MODERN FLAT CLOSE TO TOWN CENTRE
- KITCHEN WITH BUILT IN APPLIANCES
- 1 BEDROOM
- LOCATED WITHIN 450 METERS OF THE TRAIN STATION - GREAT FOR COMMUTERS
- ALLOCATED PARKING
- FIRST FLOOR FLAT
- SHARE OF FREEHOLD WITH 996 YEARS REMAINING

Ground Floor

Comunal Entry Hall

Large glass doors with a video entry system allow access to the Comunal entry hall with Lifts and stairs to all floors, carpeted corridors with automatic motion detection lighting and emergency lighting throughout.

First Floor Flat

Entrance Hall

Door leading into the entrance hall with an engineered oak floor. Video entry phone system. Doors to bathroom, living room, bedroom and storage cupboard. boiler within, built-in wardrobe for cloak storage area.

Bathroom

A modern bathroom suite with ceramic floor tiling. Ceramic wall tiling around the bath area. Enamelled bath with duel control mixer tap and rise shower above. Wall hung wash hand basin with vanity cupboard below and mixer tap over. Wall Hung low level WC with concealed system, wall mounted Chrome effect heated towel rail. Sunken ceiling downlighters.



Living Room

Continuation of the engineered oak floor. There is a UPVC double glazed sliding patio style door opening out to a glass Juliet balcony and further window to front. Television, telephone and Internet connections with cabling running through the walls for a wall mounted TV. Sunken ceiling downlighters. Open plan to the kitchen.

Kitchen

A modern kitchen with light grey fronted cupboards with brushed aluminium inserts. Under worktop cabinet lighting and further under cupboard worktop lighting. Marble work top with integrated four burner induction hob and extractor over. Further stainless steel electric oven below. Integrated microwave and further integrated fridge/freezer. Single bowl stainless steel sink with mixer tap over. Continuation of the engineered oak flooring. Sunken ceiling downlighter.

Bedroom

A good size double bedroom with built in wardrobe with shelf and hanging space within. Sunken ceiling downlighters. Wall mounted television point. UPVC double glazed window to the front.

Outside

Outside

Parking and communal areas.

