







-  1 Bedroom
-  1 Bathroom
-  1 Reception
-  Balcony
-  Allocated
-  EPC Band B



Leasehold (995 years remaining)

Service Charge:
£1,500.00 per annum

Council Tax Band:
B £1,870.78 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



Bridge Road East, Welwyn Garden City, AL7 1HX
Guide price of £250,000

Beautifully presented, high-spec one-bed luxury flat, centrally located within walking distance to town centre amenities and transport links!

Description

Ideal for first-time buyers, commuters, or investors, this fantastic first-floor property offers light, spacious, and completely turnkey accommodation throughout. You're welcomed by a bright entrance hall with a large storage cupboard, providing access to all rooms. Off the hallway is a modern bathroom featuring a bath with a shower, a low-level WC, and a wash hand basin, plus a generous, South-facing double bedroom measuring approximately 17x8ft with built-in wardrobes. The heart of the home is the bright, open-plan kitchen and living room. This modern fitted kitchen with integrated appliances flows into a versatile lounge that accommodates seating, dining, and study areas, opening directly onto a private, South-facing balcony, offering an outdoor retreat. Externally, the property benefits from its own private, allocated parking space.

Location

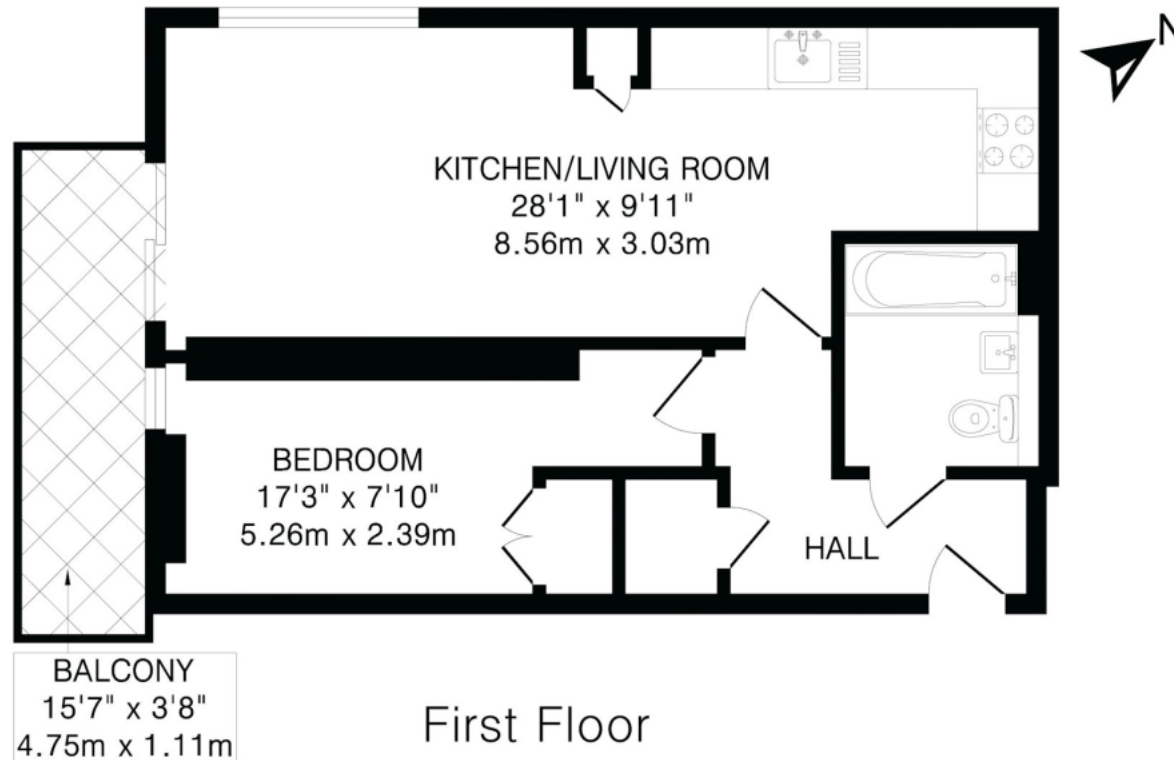
The Principle Point development is conveniently located within a 5-minute walk to the mainline station (London Kings Cross 28 minutes). Shire Park Business Park and the town centre with its extensive amenities including John Lewis,.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







TOTAL FLOOR AREA: 510 sq.ft.(47.3 sq.m)approx.
 This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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