



2 Bedrooms



2 Bathrooms



1 Reception



Communal Garden



Allocated



EPC Band B

Leasehold (118 years remaining)

Service Charge:

£1,724.00 per annum

Ground Rent:

£300.00 per annum

Council Tax Band:

D £2,405.28 (2026-2027)

Local Authority:

Welwyn Hatfield Borough Council



**Bright, spacious 2-bed penthouse in central WGC with balcony and 2 allocated parking spaces.**

### Description

A well-presented, spacious two-bedroom penthouse apartment ideally located in a sought-after private development, just five minutes from Welwyn Garden City station. With London King's Cross approximately 25 minutes away, this property offers superb commuter links and close proximity to the town centre, gyms, shops, and amenities. Upon entering, a welcoming hallway with three deep cupboards leads to a large, dual-aspect open-plan kitchen/living room, exceptionally bright with large windows and doors opening onto a sunny, expansive balcony. The kitchen features sleek, modern units, integrated appliances, and a gas hob. The largest bedroom is dual-aspect, with a modern en-suite shower room, while the second bedroom is served by the main bathroom. Additionally, the property includes two private allocated parking spaces.

### Location

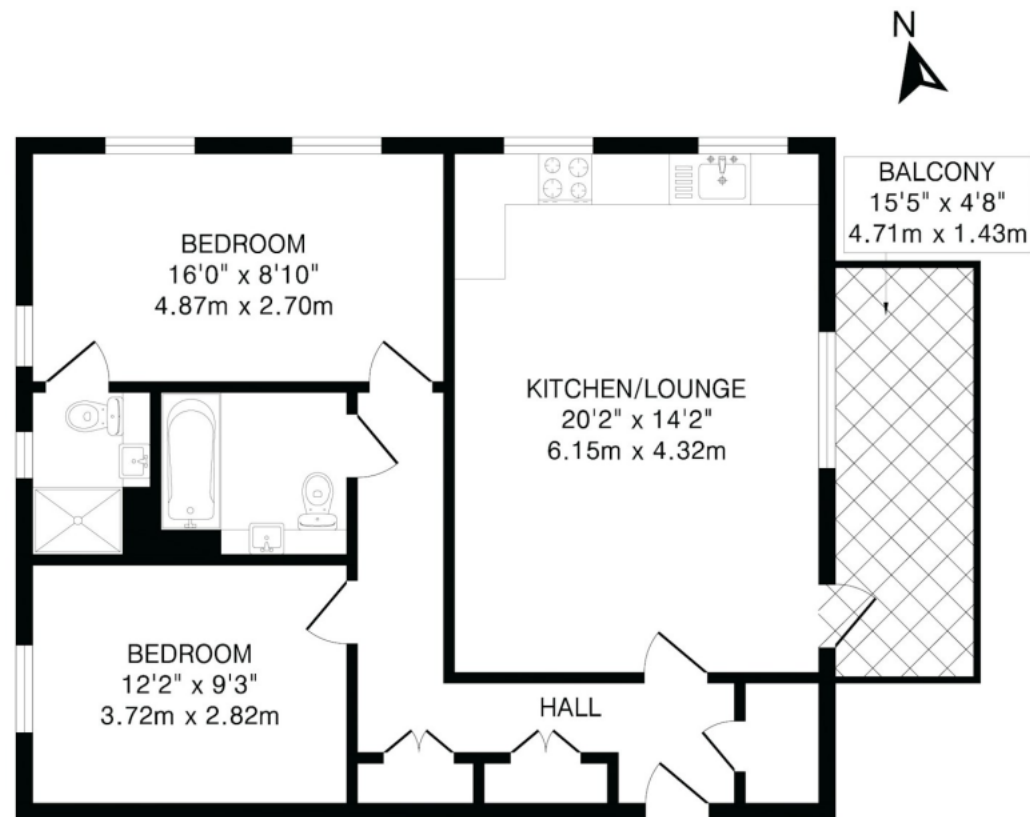
51 Bridge Road East is in the heart of Welwyn Garden City, which offers a perfect blend of rural and urban life, with a great choice of shops and restaurants/



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.







### Third Floor

TOTAL FLOOR AREA: 772 sq.ft.(71.7 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.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.