



PUTTERILLS

— est. 1992 —

Bridge Court, Welwyn Garden City, Hertfordshire, AL7 1GY  
Guide Price £250,000



# Stylish Top Floor Apartment with Parking & No Onward Chain

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## Property Summary

Set within a smart and well-maintained purpose-built block, this stylish two-bedroom apartment occupies a desirable second-floor position and is offered to the market with no onward chain. The interiors are fresh and contemporary, benefitting from new flooring, modern finishes and excellent natural light throughout.

A welcoming hallway leads through to a bright and generously proportioned sitting room, enjoying southerly aspect windows and a clean palette that creates a calm, airy feel. Adjacent lies a refitted kitchen with shaker-style cabinetry, mirrored metro tiled splashbacks, wood-effect worktops, an integrated fridge/freezer, electric oven with induction hob and space for a washing machine.

Both bedrooms are positioned to the rear with views over mature greenery, the principal room being a generous double. The second bedroom, currently used as a dressing room, could equally function as a guest space or home office.

The modern shower room has been updated with a stylish grey tile scheme, black-framed glass enclosure, and rainfall shower head, paired with a floating vanity unit and back-to-wall WC.

Residents benefit from well-kept communal areas and one allocated parking space (Number 25) in the private car park.

### Lease & Ground Rent

We understand the property is held on a lease expiring 30th September 2129. The current annual service charge is approximately £1,300 and the annual ground rent is £150.





















# Property Information



## Services:

Mains Water, Mains Electricity, Gas and Mains Drainage

## Tenure:

Leasehold - We understand the property is held on a lease expiring 30th September 2129

## Service Charge & Ground Rent:

The current annual service charge is approximately £1,300 and the annual ground rent is £150

## Local Authority:

Welwyn Hatfield

## Council Tax:

Band C

## EPC:

Band C (rating 78)

## Directions:

AL7 1GY

## Viewings:

All viewings strictly by appointment via the vendor's sole agents, Putterills.

**Agents Note:** Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



Approximate Gross Internal Area = 52.1 sq m / 561 sq ft

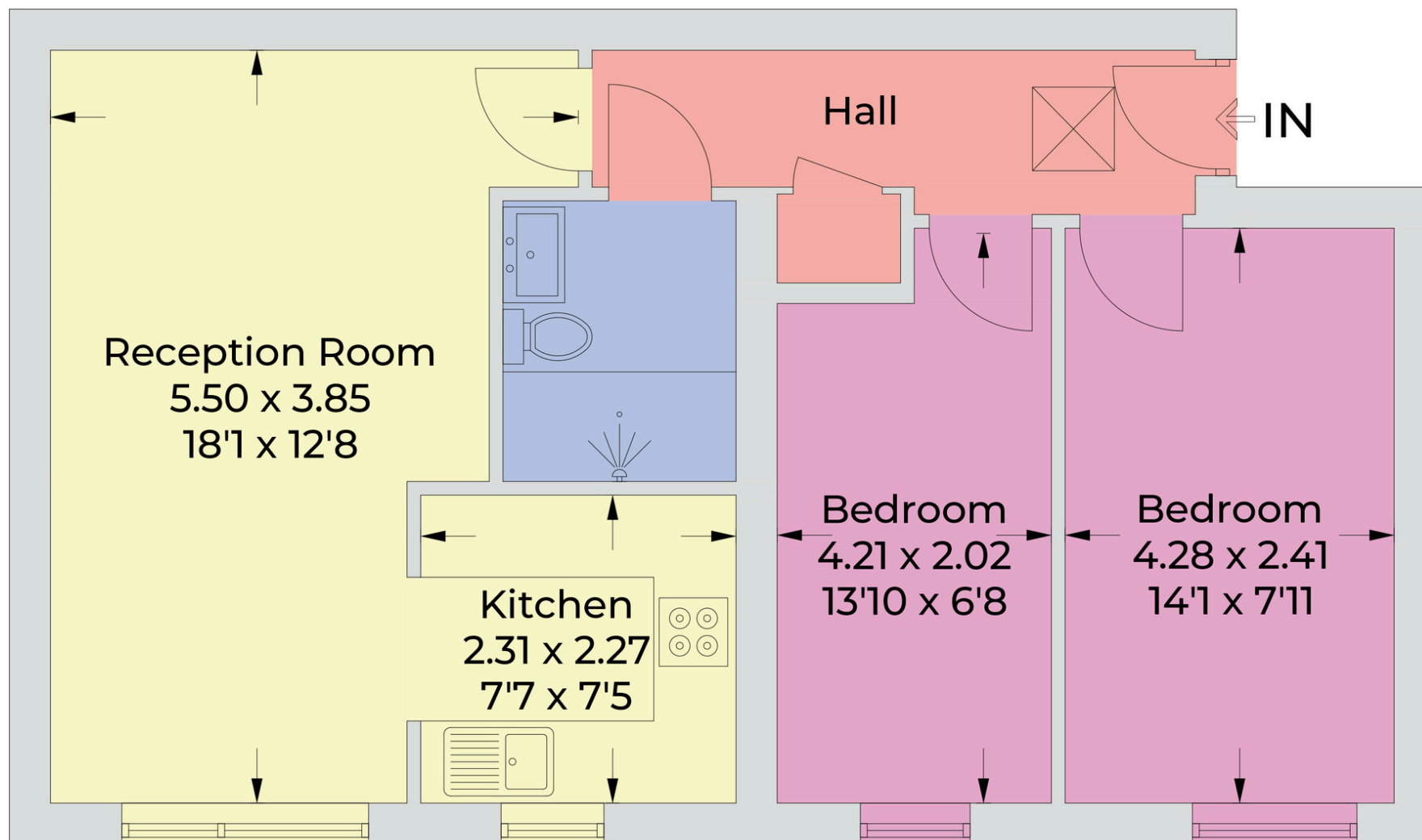


Illustration for identification purposes only,  
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