



Bryan Bishop
and partners

Broadwater Road
Welwyn Garden City, AL7 3FD

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Summary

Stylish Two Bedroom Ground Floor Apartment in Iconic Heritage Building – Welwyn Garden City

Set within a beautifully converted Grade II listed building, once known locally as the Roche Factory, this impressive ground floor apartment blends historic charm with contemporary living. Boasting soaring ceilings and expansive windows, the home is flooded with natural light and offers a sense of space throughout.

Property Highlights:

Two generously sized double bedrooms, both with fitted wardrobes

Bright open-plan living area combining lounge, dining, and a modern kitchen with integrated appliances

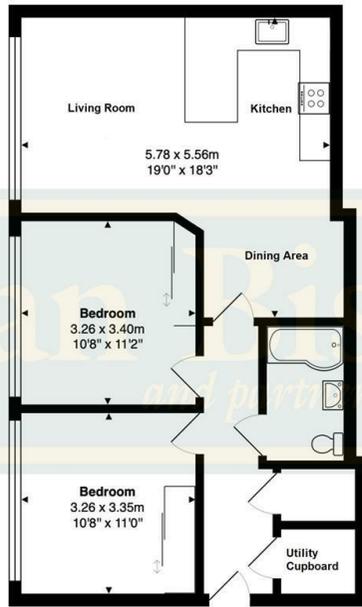
Sleek, high-quality finishes and fixtures throughout

Elegant bathroom suite with bath and overhead shower

Underfloor electric heating, double glazing, and stylish laminate flooring to living areas, with cosy carpets in the bedrooms

One allocated parking space included





Ground Floor
Area: 64.1 m² ... 690 ft²



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	



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