



**Bryan Bishop**  
*and partners*

**Broadwater Road**  
**Welwyn Garden City, AL7 3FD**

# Broadwater Road

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### Summary

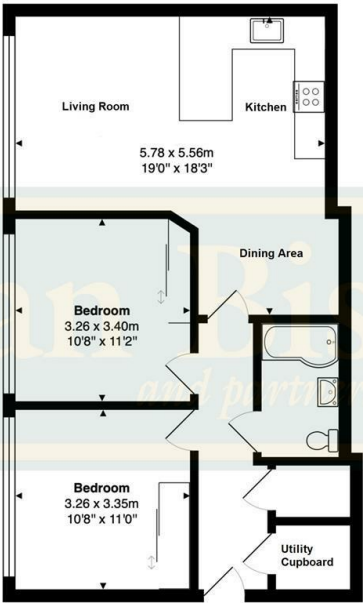
Occupying a sought-after ground floor position within the beautifully converted Grade-II listed former Roche Factory, this exceptional apartment seamlessly combines striking period character with contemporary design. Boasting impressive ceiling heights, expansive feature windows, and an abundance of natural light, the property offers spacious, stylish accommodation throughout.

The heart of the home is a superb open-plan living space, thoughtfully designed to incorporate a generous sitting area, dining space, and a contemporary fitted kitchen complete with a range of integrated appliances. The apartment further benefits from two well-proportioned double bedrooms, both featuring fitted wardrobes, together with a beautifully appointed bathroom fitted with a modern white suite and shower over the bath.

Finished to an excellent standard, the property enjoys quality fixtures and fittings throughout, electric underfloor heating, double glazing, attractive laminate flooring to the principal living areas, and soft carpeting to both bedrooms. Externally, the apartment benefits from an allocated parking space.

Offering an enviable blend of heritage, style, and practicality, this unique home is perfectly suited to professionals, downsizers, first-time buyers, or investors seeking a distinctive property in one of Welwyn Garden City's most recognisable landmark buildings.





Ground Floor  
Area: 64.1 m² ... 690 ft²

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





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