

PEAR TREE VIEW  
APARTMENTS



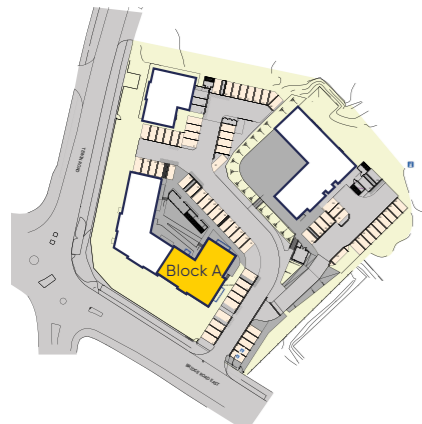
AN EXCLUSIVE COLLECTION OF  
CONTEMPORARY APARTMENTS  
IN A PRIVATE GATED SETTING

# WELCOME TO PEAR TREE VIEW

FIND A BETTER BALANCE  
IN WELWYN GARDEN CITY

What makes Welwyn Garden City one of the most desirable places to live in the Home Counties? For 100 years, surrounded by the Hertfordshire countryside, the garden city has become an ideal balance between town and country with tree lined boulevards, open green spaces and town centre packed with everyday essentials.

An affordable option for those hunting for their ideal Hertfordshire home, Pear Tree View offers an exclusive collection of just eight homes available with shared ownership in Welwyn Garden City. 7 two bedroom apartments and 1 one bedroom apartment are available, perfect for commuters, singles and couples looking for contemporary apartments minutes from the train station.



PEAR TREE VIEW. 2



CGI is indicative only



CGI is indicative only



A huge variety of high street retailers and restaurants can be found in and around The Howard Centre such as John Lewis, Sainsburys, Boots, Waterstones and Marks & Spencer. Bills, Cote Brasserie and Zizzis are amongst many restaurants and pubs in town to wind down in after work. Whether you're a night owl or early bird, get active at one of the many clubs in and around town including football, tennis, rugby and golf, or join the local gym at Anytime Fitness, Gosling Sports Park or Norton Gym. Stanborough Park's two lakes even offer the chance to learn something new at the watersports centre.

Pear Tree View is the perfect base to explore your local surroundings and get out and about in nature. Hatfield House and Park are close by for relaxed walks before Sunday lunch, or try Heartwood Forest, Brocket Park, Ellenbrook Fields and Broxbourne Woods for walking trails and enviable picnic spots.

PEAR TREE VIEW. 3

# WELL CONNECTED

## NEVER FAR FROM THE ACTION

Despite its self sufficiency, Welwyn Garden City is far from cut off from the rest of the world. The train station, a 12 minute walk from Pear Tree View, provides commuters or weekend explorers with fast rail links into London Kings Cross, Moorgate and Cambridge. Each apartment at Pear Tree View includes a parking space and the A1 connects Welwyn Garden City with the M25, whilst Luton airport is a 27 minute drive away, so adventures abroad are a breeze.

## TRAVEL TIMES

### By foot from Pear Tree View to...

Welwyn Garden City train station	12 mins
John Lewis	12 mins
Sainsburys	16 mins
Costa Coffee	14 mins
Boots	15 mins
Anytime Fitness	15 mins
The Howard Centre	12 mins

### Car from Pear Tree View to...

Stanborough Park	7 mins
Hatfield House and Park	10 mins
The Galleria	14 mins
Stevenage	16 mins
St Albans	24 mins
Luton Airport	27 mins

### Train from Welwyn Garden City to...

Stevenage	12 mins
London Kings Cross	29 mins
Cambridge	56 mins
Moorgate	58 mins

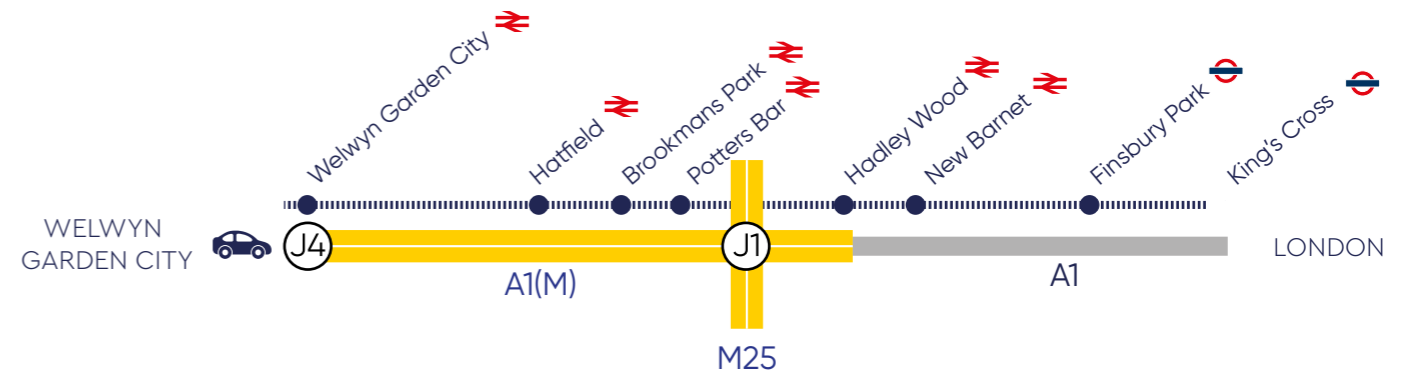


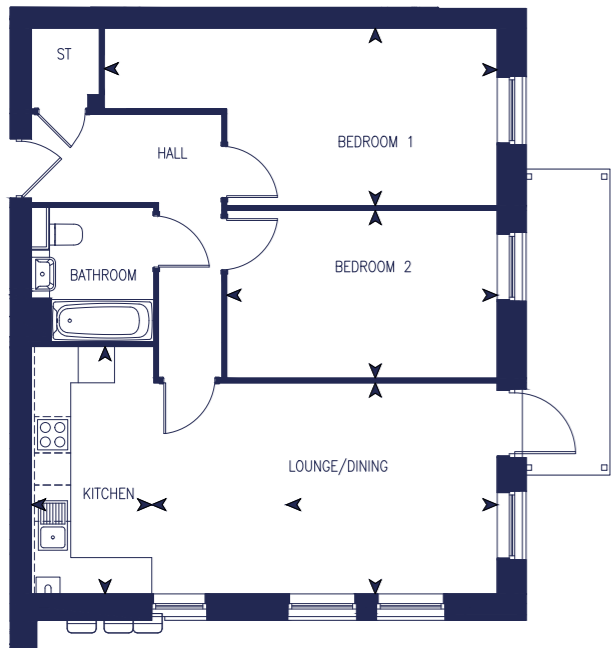
## PLACES OF INTEREST

- 1 WGC Station
- 2 Sainsbury's
- 3 Howard Centre
- 4 John Lewis
- 5 Waitrose
- 6 Gosling Sports Park
- 7 Welwyn Garden City Golf Club
- 8 Queen Elizabeth Hospital
- 9 Hatfield & Crusaders Cricket Club
- 10 Stanborough Park
- 11 Stanborough School
- 12 Panshanger Primary School



\*Journey times are approximate. Sources: Google Maps, fitgok and thescipapers.com





Flat 1, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 1**  
GF

2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (784 FT<sup>2</sup>)**

Lounge/Dining	5.73	x	3.50m
Kitchen	4.09	x	1.97m
Bedroom 1	6.50	x	2.94m
Bedroom 2	4.47	x	2.77m



■ Flat 1  
■ Block A



51 BRIDGE ROAD EAST | AL7 1JR

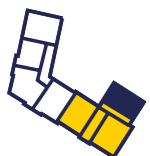
Flat 2, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 3**  
GF

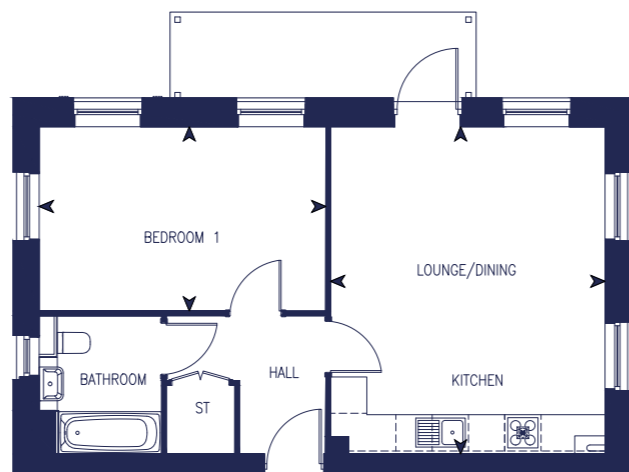
1 BEDROOM

**TOTAL INTERNAL AREA 51 M<sup>2</sup> (552 FT<sup>2</sup>)**

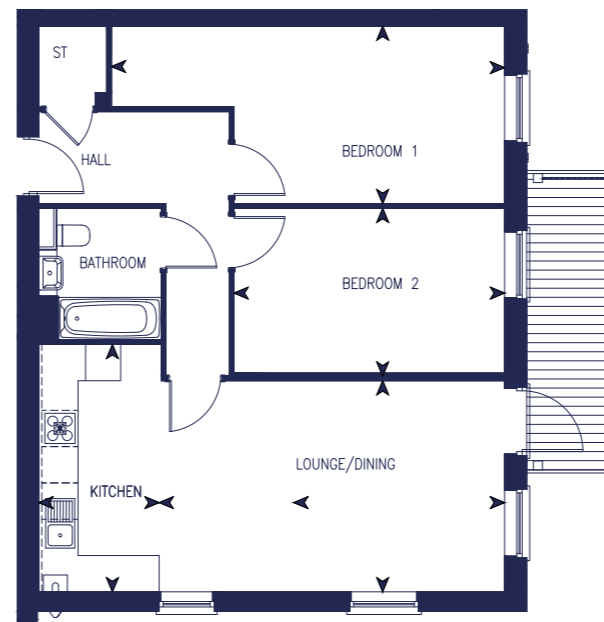
Lounge/Dining/Kitchen	5.41	x	4.54m
Bedroom	4.74	x	3.05m



■ Flat 2  
■ Block A



WHERE GIVEN ROOM DIMENSIONS ARE MAXIMUMS, + OR - 50mm, AND INCLUDE ANY FITTED WARDROBES OR SIMILAR FEATURES.



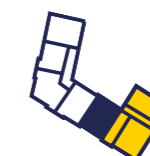
Flat 10, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 4**  
L1

2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (784 FT<sup>2</sup>)**

Lounge/Dining	5.73	x	3.49m
Kitchen	4.09	x	1.97m
Bedroom 1	6.50	x	2.94m
Bedroom 2	4.47	x	2.72m



■ Flat 10  
■ Block A



51 BRIDGE ROAD EAST | AL7 1JR

Flat 8, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 5**  
L1

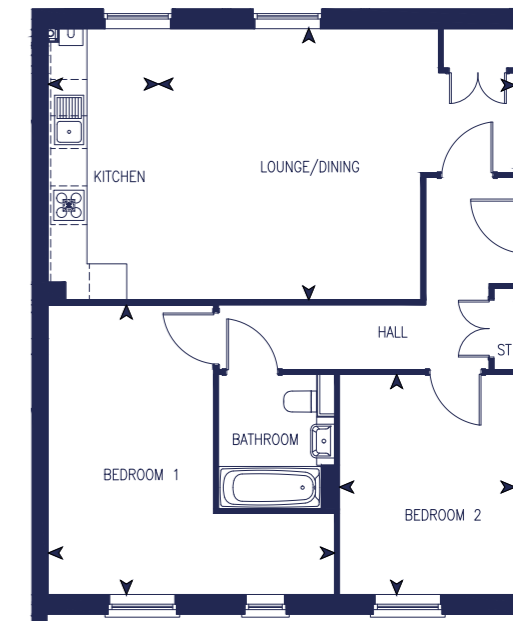
2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (785 FT<sup>2</sup>)**

Lounge/Dining	5.90	x	4.51m
Kitchen	4.51	x	1.82m
Bedroom 1	4.79	x	4.74m
Bedroom 2	3.64	x	2.91m



■ Flat 8  
■ Block A



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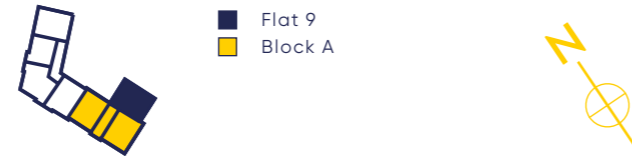


Flat 9, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 6**  
L1  
2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (785 FT<sup>2</sup>)**

Lounge/Dining	5.83	x	3.70m
Kitchen	3.70	x	1.88m
Bedroom 1	6.64	x	2.73m
Bedroom 2	4.48	x	2.72m



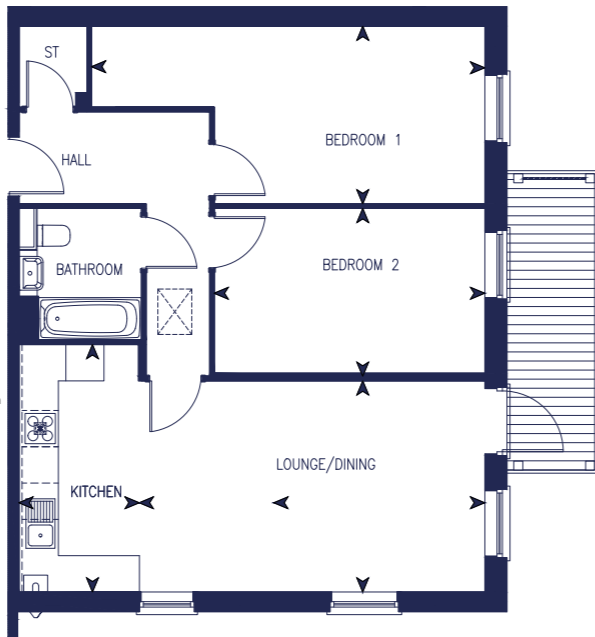
51 BRIDGE ROAD EAST | AL7 1JR

Flat 17, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

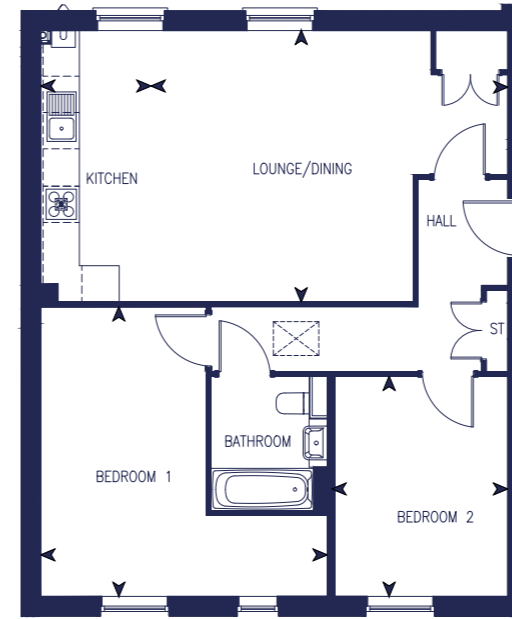
**PLOT 7**  
L2  
2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (784 FT<sup>2</sup>)**

Lounge/Dining	5.73	x	3.50m
Kitchen	4.09	x	1.97m
Bedroom 1	6.50	x	2.94m
Bedroom 2	4.47	x	2.72m



WHERE GIVEN ROOM DIMENSIONS ARE MAXIMUMS, + OR - 50mm, AND INCLUDE ANY FITTED WARDROBES OR SIMILAR FEATURES.

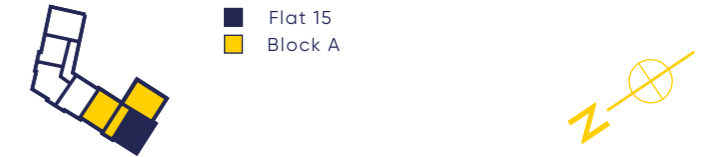


Flat 15, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 8**  
L2  
2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (785 FT<sup>2</sup>)**

Lounge/Dining	5.90	x	4.51m
Kitchen	4.51	x	1.82m
Bedroom 1	4.79	x	4.74m
Bedroom 2	3.64	x	2.86m



51 BRIDGE ROAD EAST | AL7 1JR

Flat 16, 51 Bridge Road East, Welwyn Garden City, AL7 1JR

**PLOT 9**  
L2  
2 BEDROOMS

**TOTAL INTERNAL AREA 73 M<sup>2</sup> (785 FT<sup>2</sup>)**

Lounge/Dining	5.83	x	3.70m
Kitchen	3.70	x	1.88m
Bedroom 1	6.64	x	2.73m
Bedroom 2	4.48	x	2.72m



WHERE GIVEN ROOM DIMENSIONS ARE MAXIMUMS, + OR - 50mm, AND INCLUDE ANY FITTED WARDROBES OR SIMILAR FEATURES.

# A CONTEMPORARY INTERIOR SPECIFICATION

## KITCHEN

- Fully fitted kitchen with tiled worktop upstand
- Single bowl sink and mono mixer tap
- Zanussi single oven
- Zanussi 4 burner gas hob
- Integrated electric hood extractor
- Freestanding Zanussi fridge freezer
- Freestanding Zanussi washing machine
- Vinyl flooring

## BATHROOMS

- Roca Polo or Twyfords bathroom suite
- Porcelenosa tiling
- Vinyl flooring

## GENERAL

- Combi boiler system with gas central heating
- Mains operated smoke detectors
- Audio door entry system
- White UVPC double glazed windows



Images are of a previous Origin development



For more information contact our Sales Officers

**0300 323 0325 | [originsales.co.uk](https://originsales.co.uk)**

The specification is indicative of style and may be subject to change at the construction stage of the development. These matters should be verified by any prospective buyer at the time of purchase. All information supplied within this brochure may vary and therefore does not form part of any contract. Images have been used to present the development and assumes that a reasonable amount of time has lapsed to allow for landscaping and foliage to mature. Computer generated image is indicative of style only and not representative of actual specification. February 2020.