



ABSOLUTE
PROPERTY

**Liberty House Bessemer Road
Welwyn Garden City, AL7 1FU**

£126,000



Absolute Property are pleased to present this shared ownership property (35% Share). This bright and airy two bedroom duplex apartment benefits from a modern open/plan kitchen/living, balcony, en suite, two double bedrooms, modern bathroom and comes with the added advantage of being offered chain free. Liberty House is situated in the popular Times Square development in the heart of Welwyn Garden City.

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Available for £126,000 for 35% share based on the marketing figure of £360,000.

Monthly rent - £601.16

Monthly Service Charge - £124.15

Total Monthly Charge - £725.31 plus mortgage required for 35% share.

An annual rent increase takes place every April

ENTRANCE:

Front door opening to:

HALLWAY:

Doors to open plan kitchen/living, guest wc, stairs to first floor landing, video entry phone system, wood laminate flooring.

GUEST WC:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, double glazed frosted window to front aspect, radiator, tiled flooring.

OPEN PLAN KITCHEN/LIVING: 28'10 x 11'3 (8.79m x 3.43m)

Range of eye and base level units, built in oven, hob and extractor, integrated washer/dryer, space for upright fridge freezer, one and quarter bowl stainless steel sink drainer unit with mixer taps, two radiators, ceiling spot lights, window and double doors opening to balcony/roof terrace.

FIRST FLOOR LANDING:

Doors to bedroom one, bedroom two, bathroom, airing cupboard, radiator, ceiling spot lights.

BEDROOM ONE: 11'4 x 9'6 (3.45m x 2.90m)

Radiator, double glazed window to side aspect, door to en-suite

BEDROOM TWO: 13'11 x 11'3 going into 10'3 (4.24m x 3.43m going into 3.12m)

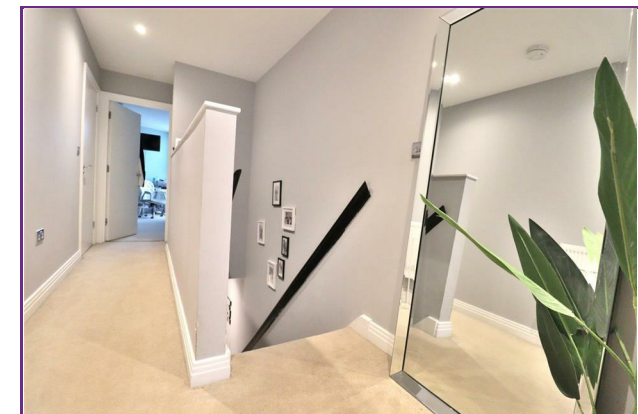
Built in wardrobes, radiator, double glazed floor to ceiling window to rear aspect.

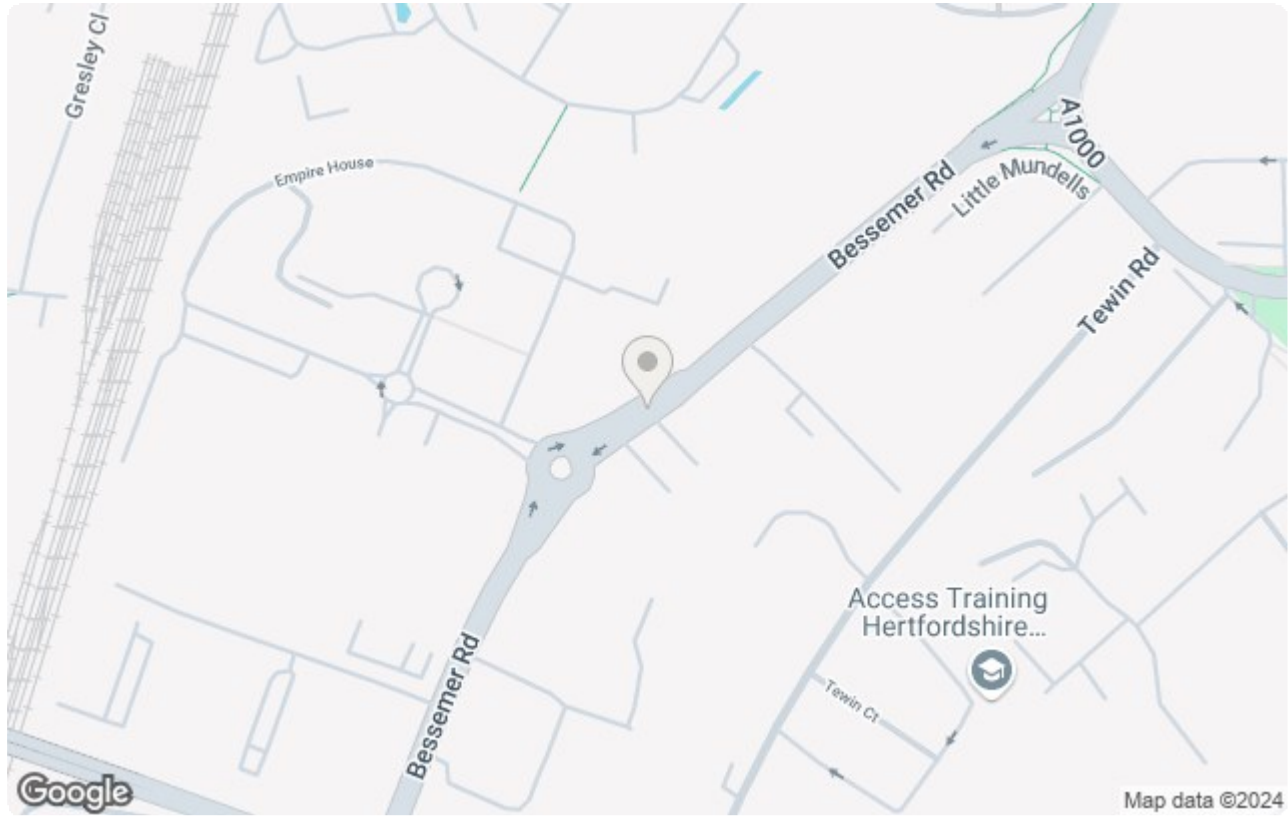
EN-SUITE:

Comprising of low flush wc, vanity unit hand wash basin with mixer taps, shower cubicle, heated towel rail, extractor fan, tiled flooring.

BATHROOM:

Three piece suite comprising of low flush wc, vanity unit hand wash basin with mixer taps, bath with shower attachment, ceiling spot lights, heated towel rail.





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		61	61
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	EU Directive 2002/91/EC		

