

FOR SALE



Empire House, Bessemer Road, Welwyn Garden City

One Bedroom, One Bathroom, Apartment

OFFERS IN EXCESS OF £210,000





- Modern one-bedroomed Apartment
- Walking distance to both Town Centre and Mainline Train Station
- Concierge Service
- Lift
- Allocated Parking Bay
- Communal Grounds

SUMMARY

A modern second floor one-bedroom apartment in this popular development situated within easy walking distance of both the Town Centre and Train Station. Empire House features an impressive spacious Atrium area, a daily concierge service, and secure telephone/video entry system. The apartment features a modern open plan living room / kitchen area, double bedroom, and bathroom. Welwyn Garden City was founded in the 1920's and features John Lewis, Waitrose, Sainsbury, and a variety of other shops, bars and restaurants. The mainline Train Station also offers fast links to London, Kings X (within 25 minutes) and there are good links to both the A1(M) and A414.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	63 D
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL

Laminate floor, radiator, ceiling light. Cupboard housing hot water tank and washing machine.



BEDROOM

Carpet, radiator, double-glazed window, ceiling light.



OUTSIDE SPACE

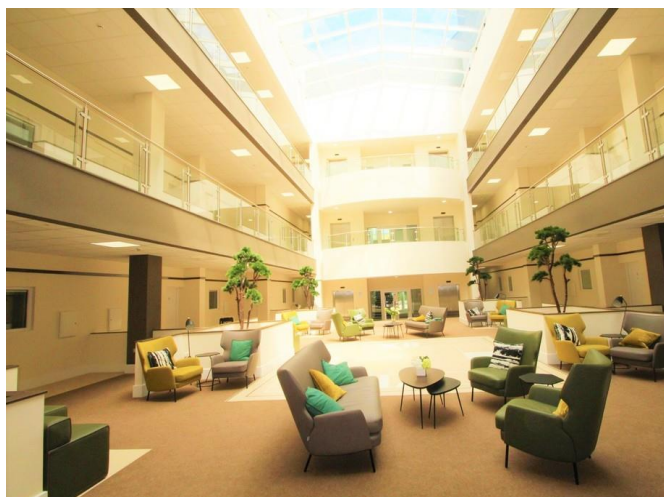
Well maintained communal grounds, allocated parking space

BATHROOM

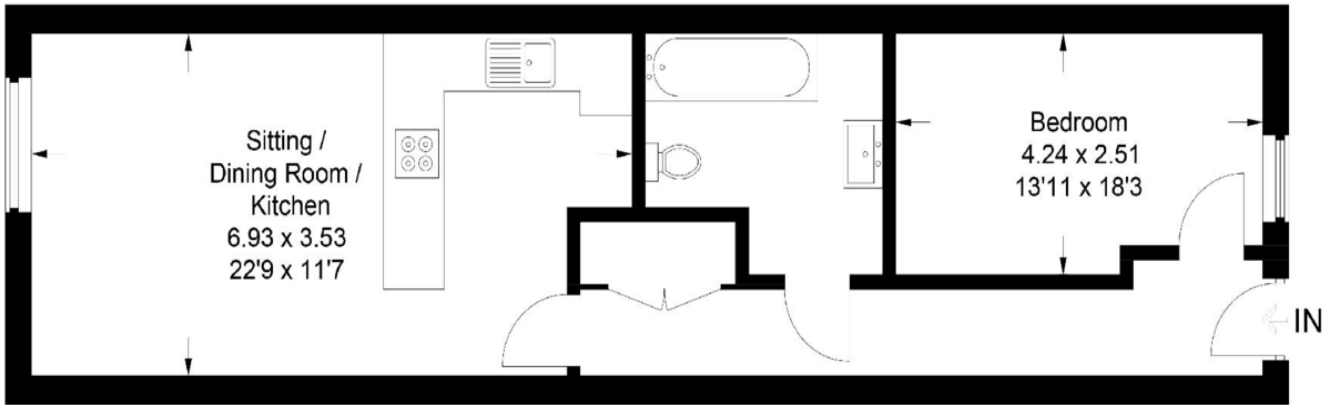
Tiled floor, part-tiled walls, heated towel rail, white bathroom suite comprising low-level WC, white panel enclosed bath with mixer tap, shower attachment and shower screen, white sink housed in vanity unit with stainless steel mixer tap, mirror, ceiling lights.

KITCHEN/LOUNGE

Kitchen features laminate floor, range of wood effect wall and base units with work surfaces, stainless steel sink with mixer tap, integrated electric oven and hob with extractor hood over, inset ceiling light. The lounge area is carpeted with radiator, double-glazed window to side of development, inset ceiling lights.



Approximate Gross Internal Area
50.7 sq m / 546 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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