



**mather
estates**

Bessemer Road, Welwyn Garden City, AL7 1FY

Guide Price £282,500



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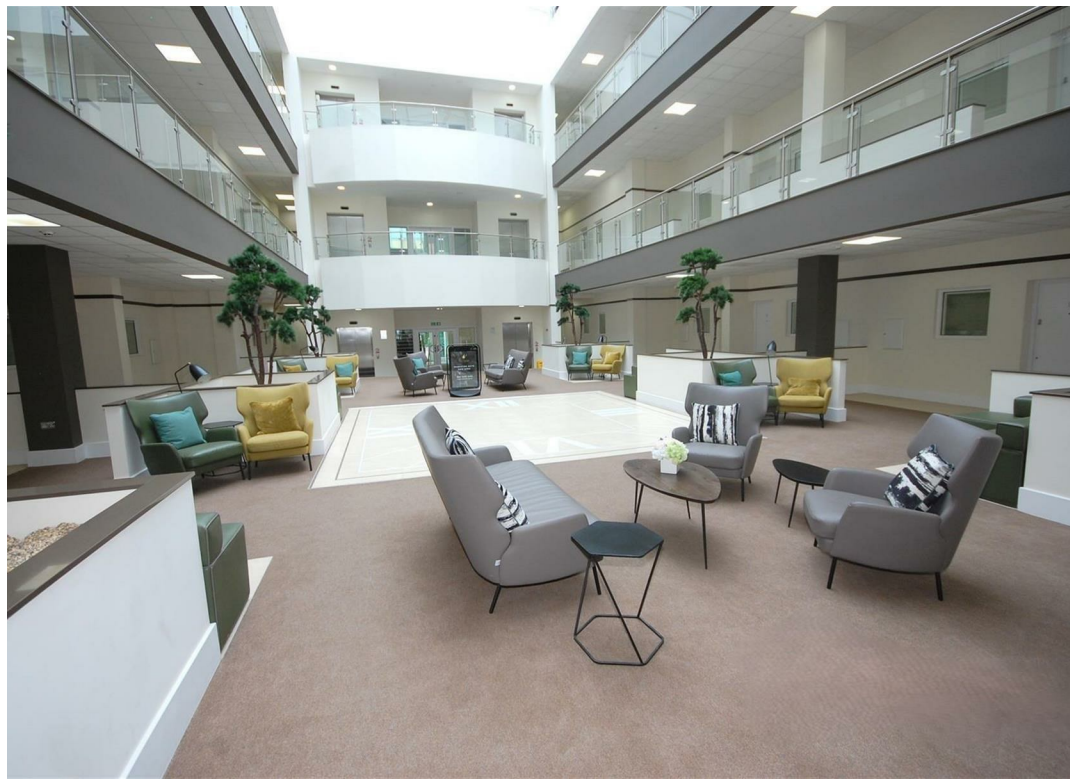
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Bessemer Road, Welwyn Garden City

Guide Price £282,500-£290,000

Situated just a short walk from town and the mainline train station, and currently let for £1500 pcm is this delightful two bedroom, two bath luxury apartment with Concierge service and NHBC warranty. This fabulous "Times Square" development was built in 2016 in a stylish art-deco design by Chase Homes. An impressive communal entrance with feature Atrium offers lifts and stair access to all floors.

The accommodation briefly comprises of a private entrance hall with video entry security system and "Amtico" flooring, a bright and airy 19' x 11' open plan living room/kitchen which has "Amtico" flooring in the kitchen area and built in "Neff" appliances, master bedroom with en-suite, further double bedroom, bathroom/wc. The apartment is double glazed throughout and has gas radiator central heating. The communal gardens are superbly landscaped and well maintained, there is private allocated parking, further guest parking is available.





Communal Entrance Hall

Security entryphone system, stairs and lift to all floors, concierge service.

Private Entrance Hall

Entrance door to front, security video entryphone system, "Amtico" flooring, radiator, storage cupboard housing boiler, ventilation system and plumbing for washing machine, central heating thermostat, door to:

Open Plan Living Room/Kitchen

19'8 x 11'3

Living Area

Double glazed window to front, radiator, television and telephone points, opening to:

Kitchen Area

Fitted range of wall and base units, complimentary work surfaces and complimentary tiled splash backs, inset sink/drainer with mixer tap, built in induction hob with stainless steel oven under and chimney style extractor hood over, space for fridge/freezer, breakfast bar, "Amtico" flooring, concealed worktop lighting.

Master Bedroom

11'7 x 9'10

Double glazed window to side, radiator, wardrobe recess, telephone and television points, door to:

En-Suite

Fully tiled double shower cubicle, vanity wash hand basin with mixer tap and drawers under, complimentary wall tiling, dual flush wc, chrome effect heated towel rail, inset spotlights, extractor fan.

Bedroom Two

13'6 x 9'1

Double glazed window to side, radiator, television point.

Bathroom/wc

White suite comprising bath with complimentary tiled surround, mixer tap and shower attachment, vanity wash hand basin with mixer tap and drawers under, complimentary wall tiling, dual flush wc, inset spotlights, extractor fan, heated towel rail.

Parking

There is a private allocated parking space, further guest spaces are also available.

Communal Grounds

The apartments are set within landscaped, well maintained grounds.

Leasehold

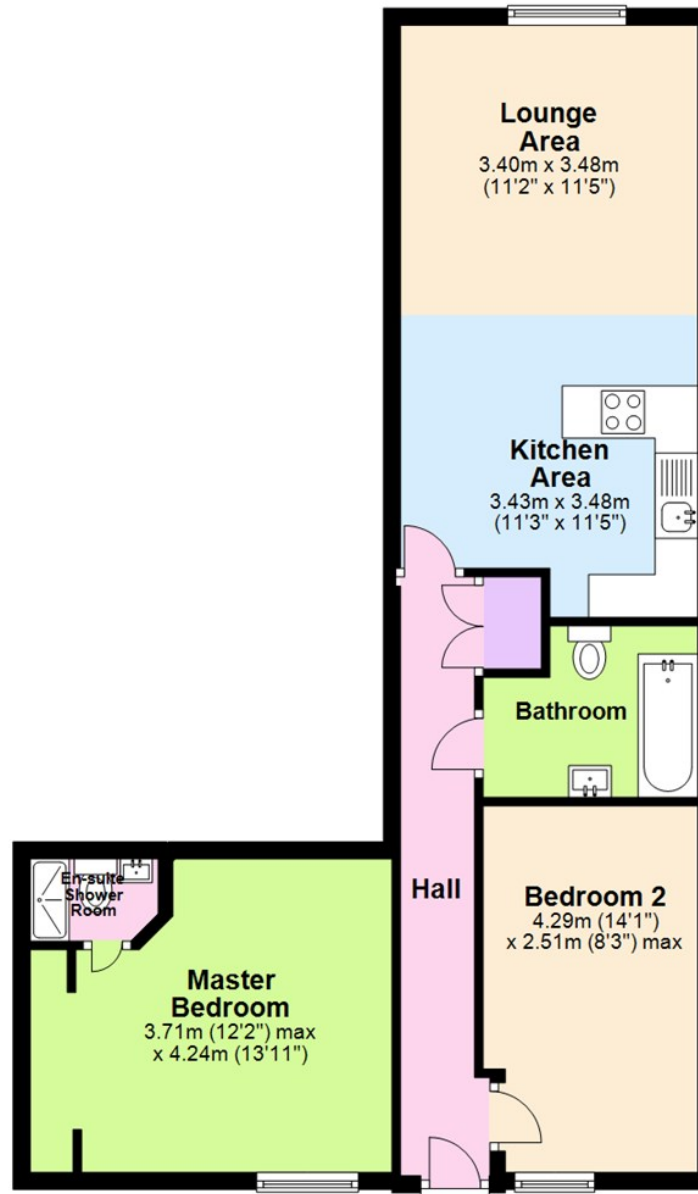
125 years from 1st October 2016

Ground Rent £200 per annum

Service Charge: £127 per month including concierge service & buildings insurance.

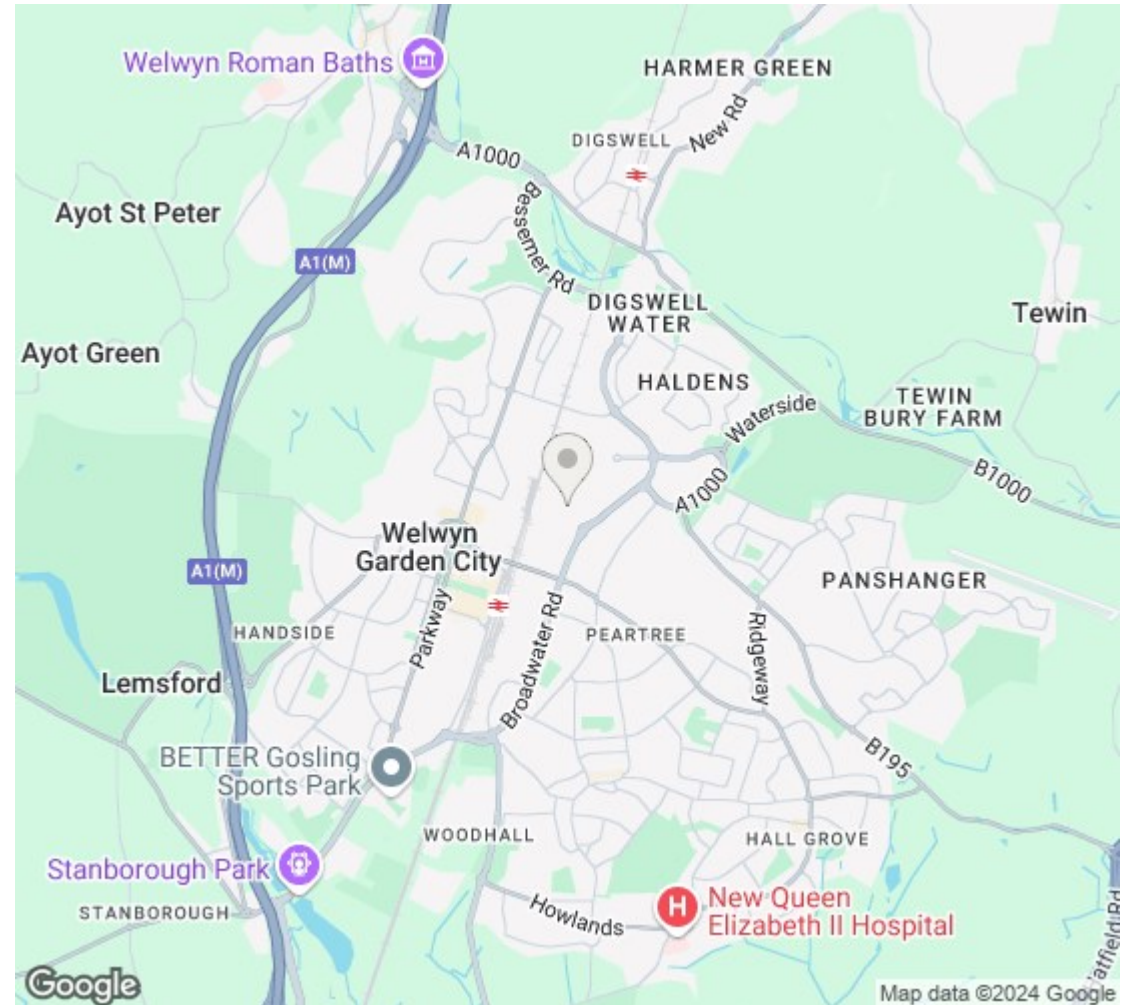


Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C	67	67
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. These particulars do not constitute part or all of an offer or contract.
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.
4. Potential buyers are advised to recheck the measurements before committing to any expense.
5. Mather Estates has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.
6. Mather Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

27 Market Place, Hatfield, Hertfordshire, AL10 0LJ
 01707 270777 | hatfield@matherestates.com