



Connells

Empire House Bessemer Road
Welwyn Garden City



Property Description

A well located located modern second floor one bedroom apartment in a hugely popular development within walking distance of the town centre and train station, Empire House features an imposing atrium area, secure phone/video entry system and the property comes with an allocated parking space.

Accommodation comprises open plan lounge/kitchen area, double bedroom and fully fitted bathroom. The property is in a fantastic location in the heart of Welwyn Garden City with all amenities within walking distance. You can be in London within 25 minutes via the train and the A1 (M) is a short drive away.

A great first time buy or investment purchase - call Connells today to secure your viewing!

Entrance Hall

Laminate flooring, radiator, Cupboard housing water tank and washing machine.

Living / Kitchen Area

The lounge area - carpeted, radiator, double glazed window to side aspect.

Kitchen - laminate flooring, range of wall and base units with work surfaces, sink with mixer tap and drainer, integrated electric oven and hob, extractor hood over.

Bedroom

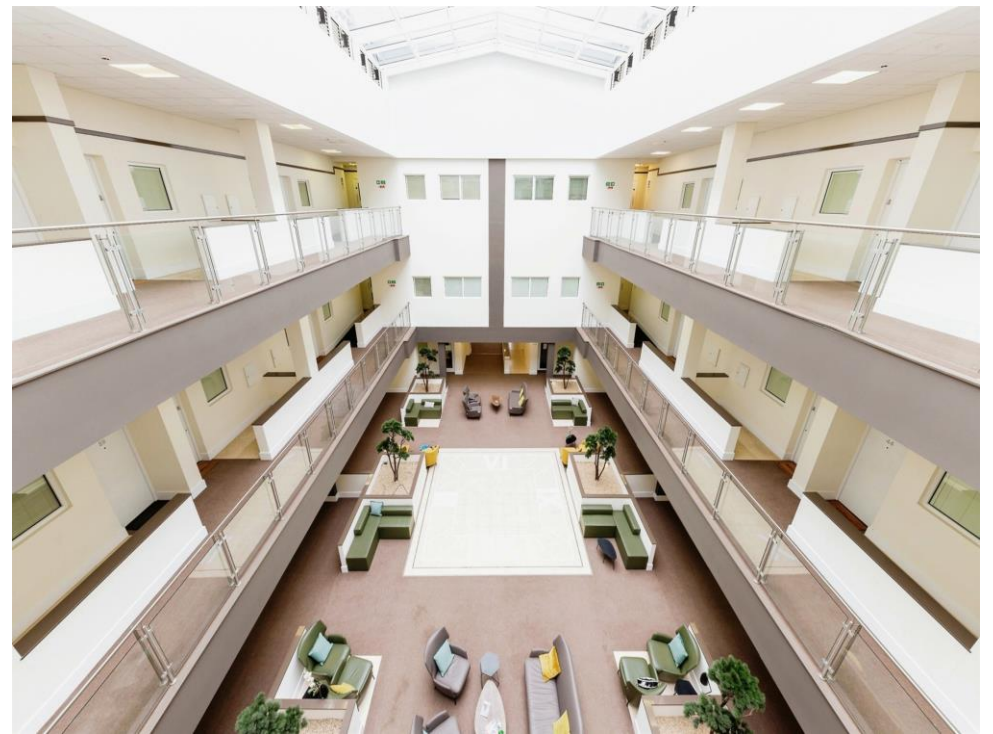
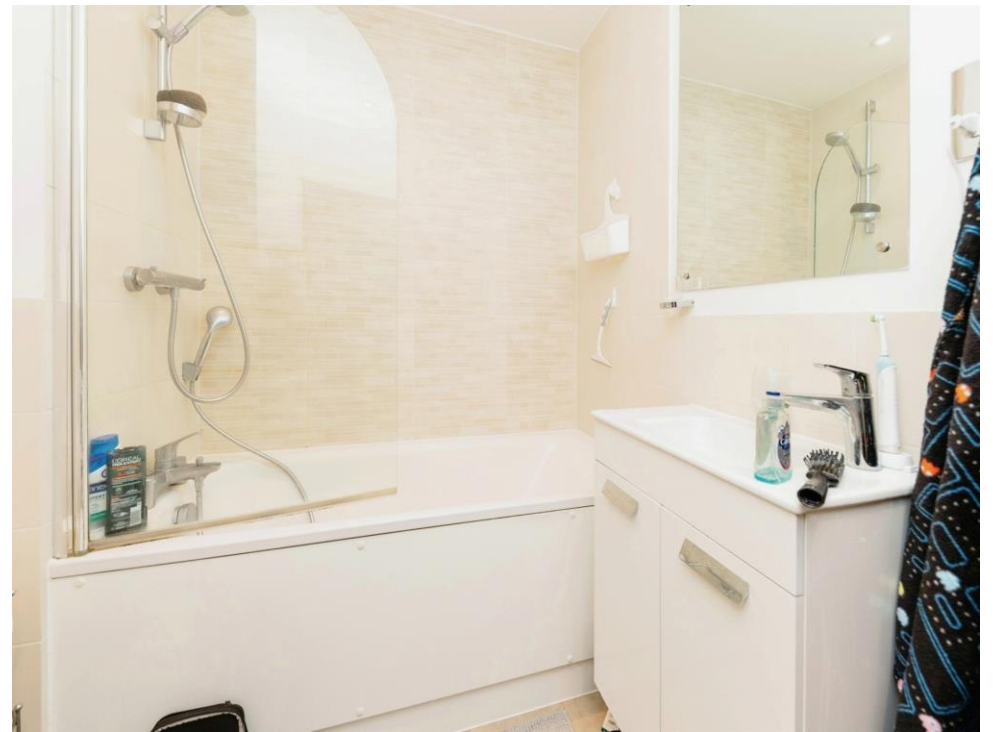
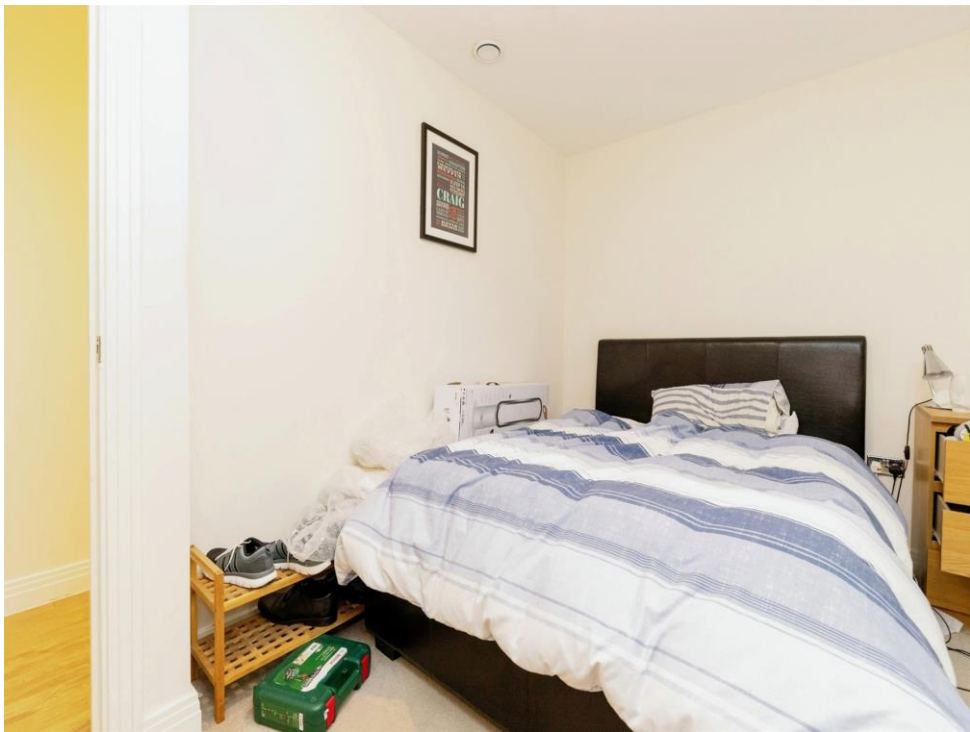
13' 11" narrowing to x 18' 3" (4.24m narrowing to x 5.56m)

Carpeted, radiator, double glazed window.

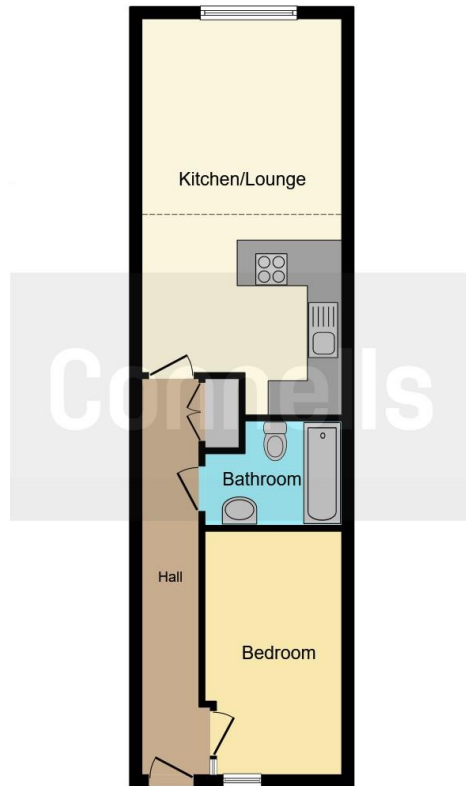
Bathroom

Tiled flooring, part tiled walls, low level wc, panel enclosed bathtub, shower attachment and screen, wash hand basin with mixer tap.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: D

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Oct 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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