



Connells

Empire House Bessemer Road
Welwyn Garden City



Property Description

A well-located modern two-bedroom second floor apartment in a highly desirable development, Empire House boasts convenient proximity to the town centre and train station, making it an ideal choice for residents. The property features an impressive atrium area and a secure phone/video entry system, ensuring both security and aesthetics. Additionally, residents benefit from an allocated parking space for added convenience.

Inside, the accommodation is well-appointed, with a separate kitchen, lounge, and two double bedrooms. The master bedroom, complete with an en suite bathroom and dressing area, offers a touch of luxury. There is an additional fully equipped and elegantly appointed bathroom available. CHAIN FREE

Situated in the heart of Welwyn Garden City, the property provides easy access to all amenities within walking distance. Commuters will appreciate the quick 25-minute train journey to London, while motorists benefit from the nearby A1(M) for convenient travel. Furthermore, the property is available for purchase as a 35% share, offering an attractive opportunity for prospective buyers. For further details, please don't hesitate to contact us.

Entrance Hall

Large storage cupboard.

Lounge

13' 9" x 17' 3" (4.19m x 5.26m)

Double glazed windows to front and side aspect, carpeted, radiator.

Kitchen

8' 3" x 9' 2" (2.51m x 2.79m)

Range of wall and base units, worktops, intergrated appliances including dishwasher, washing machine, electric oven and induction hob with extractor hood over.

Bedroom One

20' 3" x 11' 2" (6.17m x 3.40m)

Double glazed window to side aspect, dressing area, carpeted, radiator.

En-Suite

Low level wc, wash hand basin, shower cubicle.

Bedroom Two

13' 7" x 9' 9" (4.14m x 2.97m)

Double glazed window to front aspect, carpeted and radiator.

Bathroom

Low level wc, wash hand basin, panel enclosed bathtub with shower attachment. part tiled walls and tiled flooring.

Leasehold Information

This property comes with a 117 year lease.
The Service charges are £172.31 monthly.









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: E

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306730

This is a Leasehold property with details as follows; Term of Lease 125 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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