



Connells

Liberty House Bessemer Road
WELWYN GARDEN CITY

Liberty House Bessemer Road WELWYN GARDEN CITY AL7 1FU

for sale
£80,500



Property Description

Well-presented one bedroom apartment on the upper floor of Liberty House, in the popular Times Square development of Welwyn Garden City. This property benefits from one-bedroom, modern bathroom, an open plan kitchen/reception, double glazing and allocated parking with space for visitor parking. Situated just a short walk from local amenities and Welwyn Garden City Town centre and is on the doorstep of Shire Park which is home to Tesco head office. The property is being offered CHAIN FREE.

This property is available at 35% share and can also be purchased at the full price of £230,000.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

Entrance Hall

Entrance via wooden door to Hallway - wood effect flooring, radiator, video entry phone, cupboard housing hot water heater, washer and tumble dryer are included.

Open Plan Lounge/Kitchen

21' MAX x 11' 5" (6.40m MAX x 3.48m)

Kitchen area - Range of wall and base units with work surfaces over, one and a half bowl stainless steel drainer unit, integrated oven with electric hob and overhead extractor, radiator, wood effect flooring, Fridge freezer is included.

Lounge area - Double glazed window, carpeted, radiator, ceiling air vent, inset spotlighting.

Bedroom 1

11' 11" excluding recess x 8' (3.63m excluding recess x 2.44m)

Double glazed window, radiator, carpeted, ceiling air vents. The wardrobe can be included for a small fee.

Bathroom

Three-piece white suite comprising of panel enclosed bath with overhead shower unit and additional handheld shower unit, low level WC, vanity sink unit, heated towel rail, part tiling to the walls, shaving point, inset spotlighting.

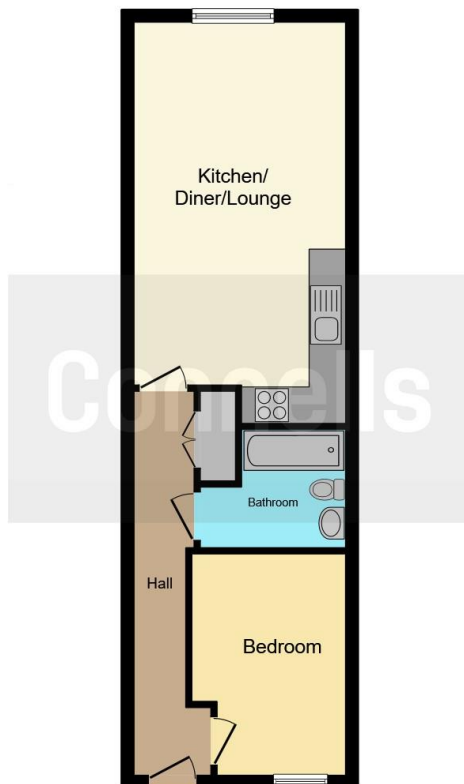
Leasehold Information

This property comes with 117 years left on the lease. The Service charge is £139 per month with a rent of £473 per month based on a 35% share.









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

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
 Band: B

Service Charge:
 1668.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306778

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY306778 - 0019