



**Connells**

Waldorf House Bessemer Road  
Welwyn Garden City





## Property Description

Connells are proud to present this one bedroom apartment to the market! This boasts of lift access, allocated parking for one, modern open reception with a fitted kitchen. This property has easy access to the town centre and train station which has direct links into London.

### Lounge/Kitchen

20' 2" x 14' 8" ( 6.15m x 4.47m )

Balcony to the front, Double glazed opening doors. Room for Fridge Freezer. Stainless steel sink, low and high level cupboards, electric hob and oven. Radiator, TV point

### Bedroom 1

10' 8" x 12' ( 3.25m x 3.66m )

Double glazing to the front, TV point Radiator.

### Bathroom

Heated towel rail, Low level w/c, Sink with storage, Bath with integrated Shower, Tiled walls and floor.

### Allocated Parking

1 allocated space and visitor parking available.

### Outside Area

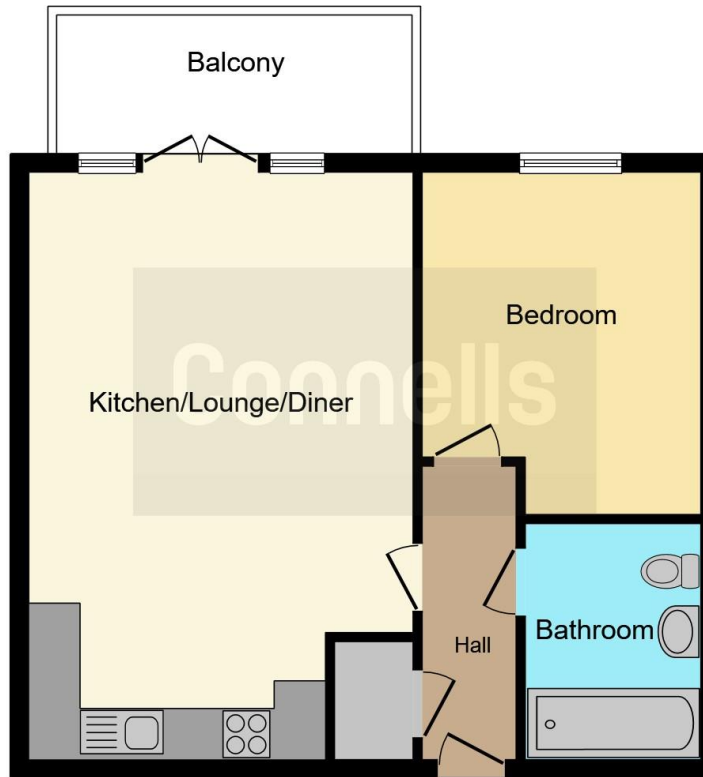
1 bike shed and little bin shed.











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](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306990](http://connells.co.uk/Property/WWY306990)**

This is a Leasehold property with details as follows; Term of Lease 124 years from 20 Nov 2024. 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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