



**Connells**

Waldorf House Bessemer Road  
Welwyn Garden City



# Waldorf House Bessemer Road Welwyn Garden City AL7 1GH

for sale offers over  
**£239,500**



## Property Description

Connells bring to market, this well-presented TOP FLOOR apartment, close to the City centre with all it's amenities and rail links to London's Kings Cross station. The apartment benefits from its OWN BALCONY, ONE DOUBLE BEDROOM and with ONE ALLOCATED PARKING SPACE, this is a property that you do not want to miss. We highly recommend to see this apartment at your earliest convenience

### Entrance Hall

Cupboard with plumbing for Washing machine, intercom, Fire door at front.

### Lounge

14' 5" x 14' 4" ( 4.39m x 4.37m )

Double glazed window to the side, two radiators, balcony to rear, UPVC patio doors, TV point, Telephone point, new carpet.

### Kitchen

6' 8" x 7' 2" ( 2.03m x 2.18m )

Open plan with the lounge, sink and drainer, high and low cupboards. oven and electric hob, room for fridge freezer, extractor fan.

### Bedroom 1

12' 2" x 11' 4" ( 3.71m x 3.45m )

Tall double glazed window to the front, new carpets, TV point,

### Bathroom

Paneled Bath with shower Heated towel rail, basin with cupboard underneath, Low Level W/C, shaver point.

### Balcony

Balcony out from the lounge area.

### Parking

Allocated parking

### Leasehold Information

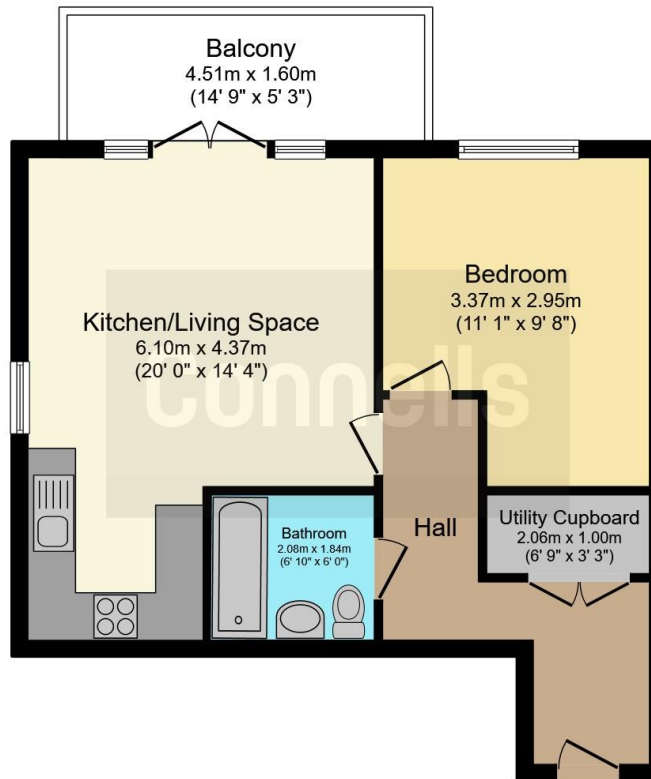
The Seller informs us that the lease has 125 years starting from July 2018. The service charge is 1673.40 per annum.











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

**T 01707 322 903**  
**E [welwyngardencity@connells.co.uk](mailto:welwyngardencity@connells.co.uk)**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

**EPC Rating: B**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307121](http://connells.co.uk/Property/WWY307121)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. 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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