



Connells

Empire House Bessemer Road
Welwyn Garden City

Empire House Bessemer Road Welwyn Garden City AL7 1FY

for sale offers in excess of
£300,000



Property Description

Guide price £300,000-£325,000

**DUPLEX APARTMENT

A beautifully presented two-bedroom, two-bathroom top floor, split level apartment, with access via the lift, ideally situated within walking distance of the town centre. Built approximately seven years ago, this modern home offers bright and spacious accommodation over two floors. The living accommodation is finished to a high standard and opens onto a private balcony - perfect for relaxing or entertaining. The property boasts two well-proportioned bedrooms, with the main bedroom benefiting from an en-suite, plus a stylish family bathroom. Presented in excellent condition throughout and complete with allocated parking,

Entrance Hall

Security entrance handset, radiator, stairs to the first floor, built in airing cupboard, doors into cloakroom and lounge.

Cloakroom

Low level w/c, Radiator, Wash hand basin, extractor fan, recessed spotlights.

Lounge/Diner

15' 4" x 11' 3" (4.67m x 3.43m)

Double glazed french doors onto balcony, two radiators, TV point, recessed spotlights.

Kitchen

5' 8" x 8' 8" (1.73m x 2.64m)

Stainless steel with 1.5 bowls, cupboards at wall and base level Neff electric hob and oven with extractor hood over, recessed spotlights, space for fridge freezer, radiator, integrated washing machine, window.

Balcony

6' 6" x 12' 8" (1.98m x 3.86m)

Paved balcony with room for small table and chairs.

Landing

Radiator, built in cupboard, doors to bedrooms and the family bathroom.

Bedroom 1

11' 3" x 9' 6" plus corridor (3.43m x 2.90m plus corridor)

Double glazed window, radiator, door to ensuite.

En Suite

Shower cubicle, low level w/c, wash hand basin, heated towel rail, recessed spotlights, extractor fan, part tiled walls, shaver point.

Bedroom 2

17' 2" max into door recess x 11' 3" (5.23m
max into door recess x 3.43m)

Irregular shaped room, radiator, double
glazed window.

Bathroom

Panelled bath, low level w/c, wash hand
basin, part tiled walls, tiled flooring heated
towel rail, shaver point, extractor fan,
recessed spotlights.

Parking

One allocated parking space









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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38 Wigmores North
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EPC Rating: D Council Tax
 Band: D

Service Charge:
 2029.08

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307330

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.

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