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Dakota House Bessemer Road
Welwyn Garden City

Dakota House Bessemer Road Welwyn Garden City AL7 1GJ

for sale
£350,000



Property Description

This well-presented ground floor apartment forms part of the popular Times Square development and benefits from a dual aspect wrap-around patio area. The property offers two generous double bedrooms, with the main bedroom featuring an en suite, alongside a fully tiled family bathroom. The open plan kitchen/dining/living space is light and modern, with floor-to-ceiling windows enhancing the natural light. Additional benefits include a large storage unit and an allocated parking space.

Dakota House is ideally positioned within walking distance of Welwyn Garden City town centre and mainline station, and only a short walk to local amenities including Tesco Express and Aldi. The property also provides excellent road links with easy access to the A1M, A414 and M25.

Entrance Hallway

Security entrance handset, radiator, two built in cupboards, one with a washer/dryer which will be included with the property.

Lounge

25' 1" MAX x 17' 5" MAX (7.65m MAX x 5.31m MAX)

Open plan living. Double glazed french doors onto dual aspect wrap around paved terrace, double glazed window, radiator, TV point, recessed spotlights.

Kitchen Area

Stainless steel sink and drainer with one and a half bowl, wall and base level cupboards with worktops over, electric hob and oven with extractor hood above, space for fridge/freezer.

Bedroom 1

16' 2" MAX x 9' 7" MAX (4.93m MAX x 2.92m MAX)

Double glazed window, radiator, door leading to En-suite.

En-Suite Shower Room

Shower cubicle, low level WC, wash hand basin, shaving point, recessed spotlights, part tiling to walls.

Bedroom 2

12' 7" x 8' 4" (3.84m x 2.54m)

Double glazed window, radiator

Bathroom

Panelled bath with shower attachment, low level WC, wash hand basin, heated towel rail, shaving point, recessed spotlights, extractor fan, part tiling to walls.

Parking

One allocated parking space - D59









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

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 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1796.40

Ground Rent:
 Ask Agent

Tenure: Leasehold

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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.

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