



Empire House Bessemer Road, Welwyn Garden City AL7 1FY



welcome to

Empire House Bessemer Road, Welwyn Garden City

A beautifully presented modern first floor studio apartment located within walking distance to Welwyn Garden City town centre and main line station with links to London. The property consists of entrance hall with cupboard, open plan living/dining space with modern kitchen, bedroom area and bathroom. The property also benefits from allocated parking, concierge service and video phone entry system as well as easy access to Welwyn Garden City Town Centre with an array of amenities such as John Lewis, restaurants and bars.



Entrance Hall

Laminate flooring, electric radiator, cupboard.

Lounge/ Kitchen

12' 10" x 11' 6" (3.91m x 3.51m)

Double glazed window to side, laminate flooring, TV point, fitted wall and base units, integrated Neff washer/dryer/oven/hob, spotlights.

Bedroom Area

11' 6" x 11' 2" (3.51m x 3.40m)

Laminate flooring, space for wardrobe, pendant lights.

Bathroom

Tiled flooring, part tiled walls, wash hand basin and vanity, heated towel rail, W/C, shower over bath.



Total floor area 33.2 m² (358 sq.ft.) approx

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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Empire House Bessemer Road, Welwyn Garden City

- Studio Apartment
- First Floor
- Allocated Parking
- Close to Train Station
- Town Centre Location

Tenure: Leasehold EPC Rating: D



£190,000



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This is a Leasehold property with details as follows; Term of Lease 199 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 Leasehold packs.



Property Ref:
WGN108477 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


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