



**Chrysler House Bessemer Road, Welwyn Garden City AL7 1GS**

**welcome to**

**Chrysler House Bessemer Road, Welwyn Garden City**

This beautifully presented CHAIN FREE first floor apartment boasts an entrance hall, modern open plan kitchen/dining/living space, double bedroom with fitted wardrobes and three-piece bathroom. The apartment benefits from allocated parking and secure phone system. Within easy walking distance of the main town centre where you will find John Lewis department store and Waitrose together with an array of restaurants, bars, and other amenities including the Howard Shopping Centre which includes access to the mainline train station with fast links to London.



## Entrance Hall

Wooden flooring, radiator, storage cupboard, fuse box.

## Lounge/ Kitchen/ Diner

21' 4" Max x 11' 4" Max ( 6.50m Max x 3.45m Max )

Double glazed window to front, wooden flooring/carpet, sink, electric hob, oven, extractor fan.

## Bedroom

12' x 8' ( 3.66m x 2.44m )

Double glazed window (facing communal area)  
carpet, radiator, built in wardrobe.

## Bathroom

Vinyl flooring, bath, wash hand basin, heated towel rail, W/C, extractor fan, spotlights.



Total floor area 44.6 m<sup>2</sup> (480 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](http://www.focalagent.com)



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welcome to

## Chrysler House Bessemer Road, Welwyn Garden City

- CHAIN FREE
- One Bedroom
- First Floor
- Allocated Parking Space
- Open Plan Kitchen/Lounge

Tenure: Leasehold EPC Rating: D



# £200,000



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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 Leasehold packs.



Property Ref:  
WGN108555 - 0003

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.

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Please note the marker reflects the postcode not the actual property

  
william h brown



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