



Chrysler House Bessemer Road, WELWYN GARDEN CITY
AL7 1GS



welcome to

Chrysler House Bessemer Road, WELWYN GARDEN CITY

This beautifully presented third and fourth floor two bedroom duplex apartment is located within walking distance to Welwyn Garden City Shopping Town Centre which includes access to the mainline train station with fast links to London. The property boasts an entrance hall, downstairs cloakroom, lounge with French doors to a south facing balcony and modern fully fitted kitchen. Upstairs there is a main bedroom with en-suite, large second bedroom and family bathroom. The apartment benefits from allocated parking, secure phone entry system and communal gardens.



Entrance Hall

Wooden flooring, radiator.

Cloakroom

Double glazed window, tiled flooring, W/C, wash hand basin.

Lounge

13' 8" x 11' 2" (4.17m x 3.40m)

French doors to balcony, carpet, radiator, storage cupboard.

Kitchen

14' 11" x 7' 9" (4.55m x 2.36m)

Wooden flooring, radiator, sink, electric hob, electric oven, worktops, extractor fan.

Landing

Carpet, radiator, airing cupboard.

Bedroom One

11' 2" x 9' 4" (3.40m x 2.84m)

Double glazed window to front, carpet, radiator.

En-Suite

Tiled flooring, W/C, wash hand basin, shower cubicle.

Bedroom Two

15' x 11' 2" (4.57m x 3.40m)

Double glazed window, carpet, radiator.

Bathroom

Tiled flooring, W/C, bath with hand shower, heated towel rail, wash hand basin.



Total floor area 72.9 m² (785 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



check out more properties at williamhbrown.co.uk



welcome to

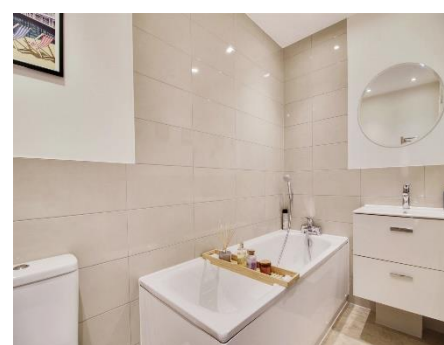
Chrysler House Bessemer Road, WELWYN GARDEN CITY

- Duplex Apartment
- En-Suite and Family Bathroom
- Allocated Parking
- South Facing Balcony
- Downstairs Cloakroom

Tenure: Leasehold EPC Rating: D

Offers in excess of

£340,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN108615 - 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.

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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmore North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk