



**Empire House, Bessemer Road, Welwyn Garden City AL7 1FY**





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

A beautifully presented CHAIN FREE modern second 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 storage 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

Lino flooring, radiator, entry phone, storage cupboard.

## Lounge/ Kitchen

12' 7" x 11' 4" ( 3.84m x 3.45m )

Double glazed window to rear, electric hob/oven, sink/drainer, lino flooring, space for fridge, integrated washing machine, radiator, spotlights.

## Bedroom Area

11' 4" max x 11' 4" max ( 3.45m max x 3.45m max )

Lino flooring, radiator.

## Bathroom

Shower over bath, W/C, wash hand basin, towel rail, extractor fan, shaver point.



Total floor area 32.9 m<sup>2</sup> (354 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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## Empire House, Bessemer Road, Welwyn Garden City

- Studio Apartment
- Second Floor
- Video Phone Entry System
- Allocated Parking
- Close to Town Centre

Tenure: Leasehold EPC Rating: D



# £180,000



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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:  
WGN108680 - 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

  
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