



Liberty House Bessemer Road, Welwyn Garden City AL7 1FU

welcome to

Liberty House Bessemer Road, Welwyn Garden City

***** GUIDE PRICE £325,000 - £350,000 ***** This exquisite two bedroom duplex apartment seamlessly blends both style and functionality with open plan living and private balcony space. Residing in the heart of Welwyn Garden City with easy access to the mainline station and town centre, the property also boasts allocated parking and in block concierge service. Consisting of downstairs cloakroom and open plan kitchen/living room with French doors to the balcony. Stairs lead to the first floor with a landing to the master bedroom with en suite and a second double bedroom with modern family bathroom. 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.



Cloakroom

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

Lounge

14' 11" x 11' 2" (4.55m x 3.40m)

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

Kitchen

13' 7" x 7' 9" (4.14m x 2.36m)

Laminate wood flooring, integrated washing machine, electric oven and hob, radiator.

Bedroom 1

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

Double glazed window to front, carpet, radiator.

En-Suite

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

Bedroom 2

14' 9" x 11' 2" (4.50m x 3.40m)

Double glazed window, carpet, radiator.

Bathroom

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



Ground Floor



First Floor

Total floor area 75.7 sq.m. (814 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Liberty House Bessemer Road, Welwyn Garden City

- Two Bedrooms
- Family Bathroom & En-Suite
- Downstairs Cloakroom
- Duplex Apartment
- Top Floor

Tenure: Leasehold EPC Rating: D

Guide price

£325,000



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This is a Leasehold property with details as follows; Term of Lease 125 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:
WGN108919 - 0004

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Please note the marker reflects the
postcode not the actual property