



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



**welcome to**

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

This CHAIN FREE second floor two bedroom apartment is located within a short walk of Welwyn Garden City's town centre and mainline station feeding to London Kings Cross, St Pancras and Moorgate. Finished to a high standard the property offers an entrance hall with storage cupboard and a large open plan living/dining area and kitchen with integrated appliances, master bedroom with walk-in wardrobe and en-suite shower room, family bathroom and a second double bedroom. The property also benefits from video phone entry system, private access to Tesco Express a few hundred yards behind the property, as well as easy access to Welwyn Garden City Town Centre with an array of amenities such as John Lewis, restaurants and bars. Externally there is one allocated parking space and communal grounds.



### Entrance Hall

Laminate wood flooring, storage cupboard, radiator.

### Lounge

17' 3" x 13' 11" ( 5.26m x 4.24m )

Dual aspect windows, carpet, radiator, spotlights.

### Kitchen

9' 7" x 8' 4" ( 2.92m x 2.54m )

Electric oven/hob, extractor fan, integrated washer/dryer/dishwasher, sink/drainage, radiator, wall and base units.

### Bedroom One

11' 2" x 11' ( 3.40m x 3.35m )

Double glazed window, carpet, leading to walk-in-wardrobe area.

### Walk In Wardrobe

9' 11" x 5' 3" ( 3.02m x 1.60m )

### En-Suite

Laminate tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail.

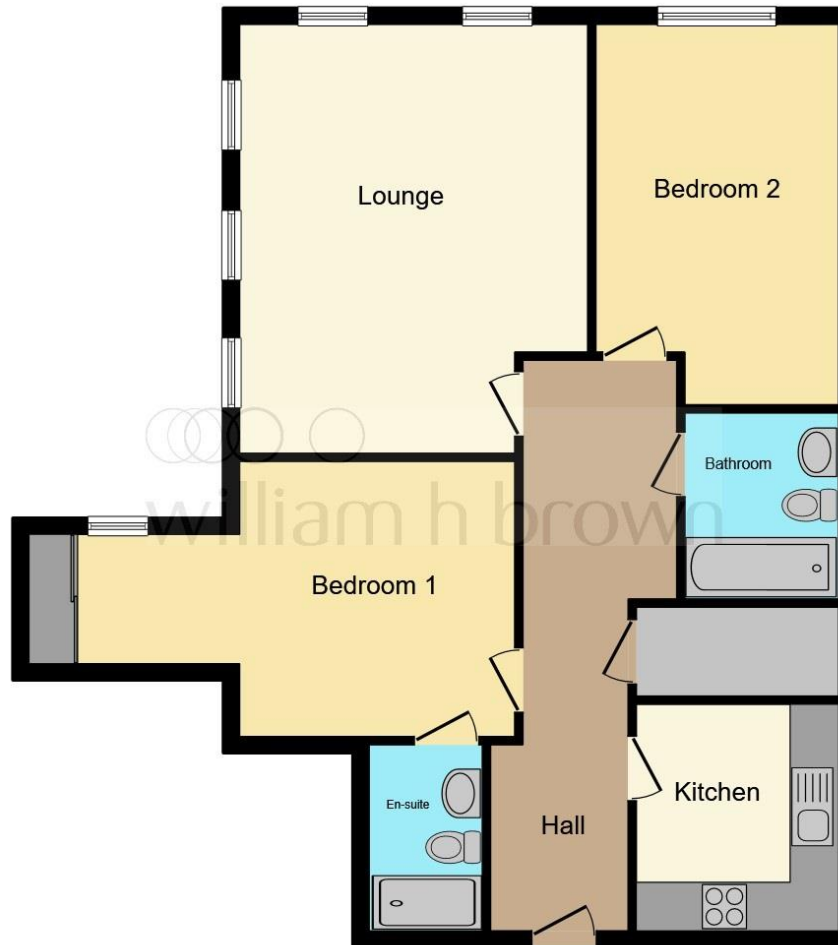
### Bedroom Two

15' 3" x 9' 10" ( 4.65m x 3.00m )

Double glazed window to front, carpet, radiator.

### Bathroom

Bath with shower overhead, W/C, heated towel rail, wash hand basin, vanity unit.



Total floor area 83.2 m<sup>2</sup> (896 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

- CHAIN FREE
- Second Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Allocated Parking

Tenure: Leasehold EPC Rating: E

offers in excess of

**£325,000**



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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:  
WGN108905 - 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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