



Empire House Bessemer Road, Welwyn Garden City AL7 1FY

welcome to

Empire House Bessemer Road, Welwyn Garden City

***** GUIDE PRICE £300,000 - £325,000 ***** This spacious corner ground 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. The property offers large windows bringing in plenty of natural light with a large open plan living/dining area and modern luxurious kitchen with integrated appliances, master bedroom with en-suite shower room, family bathroom and a second double bedroom. Additionally, there is a fabulous atrium with concierge and secure entry phone, one allocated parking space, communal grounds and children's play area.



Lounge

16' x 14' (4.88m x 4.27m)

Double glazed window to rear, carpet, spotlights, radiator.

Kitchen

8' x 9' (2.44m x 2.74m)

Laminate flooring, sink/drain, space for fridge freezer, integrated dishwasher, work surface, oven/hob, extractor.

Bedroom One

9' + recess x 12' max (2.74m + recess x 3.66m max)

Double glazed window to side, carpet, radiator.

En-Suite

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

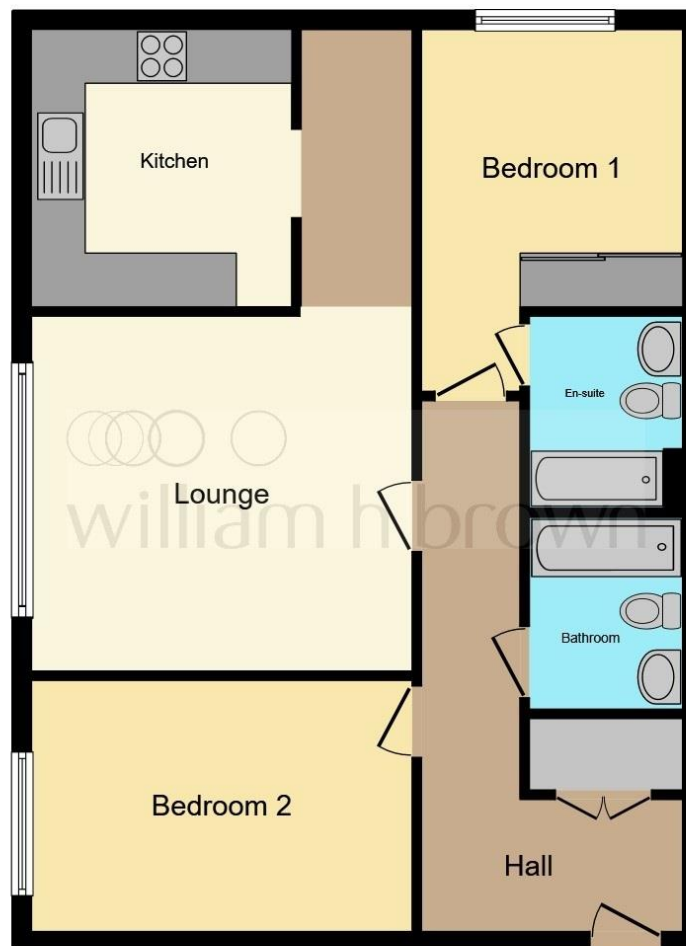
Bedroom Two

9' x 14' (2.74m x 4.27m)

Double glazed window to rear, carpet, radiator.

Bathroom

Part tiled, bath, W/C, wash hand basin, spotlights.



Total floor area 83m² (893sq.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



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Empire House Bessemer Road, Welwyn Garden City

- Two Double Bedrooms
- Ground Floor Corner Apartment
- One Allocated Parking Space
- Well Maintained Children's Play Area
- Concierge & Secure Entry System

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 2028.00

Ground Rent: 200.00

guide price

£300,000



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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:
WGN109087 - 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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