



**Dakota House Bessemer Road, WELWYN GARDEN CITY AL7 1GJ**





**welcome to**

**Dakota House Bessemer Road, WELWYN GARDEN CITY**

This beautifully presented first floor apartment with double balcony boasts a modern open plan kitchen/living space, master bedroom with en-suite, second bedroom and 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. Further benefits include off street parking and five years NHBC remaining.



### Entrance Hall

Wooden flooring, 3 x storage cupboards, radiator.

### Living Room/ Kitchen

11' 8" x 23' 4" ( 3.56m x 7.11m )

Double glazed window, door to double balcony, carpet. Integrated dishwasher & electric oven, radiator, boiler, tiled splashback, electric hob, spotlights.

### Bedroom One

11' 2" x 13' 1" ( 3.40m x 3.99m )

Double glazed window, carpet, radiator.

### En-Suite

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

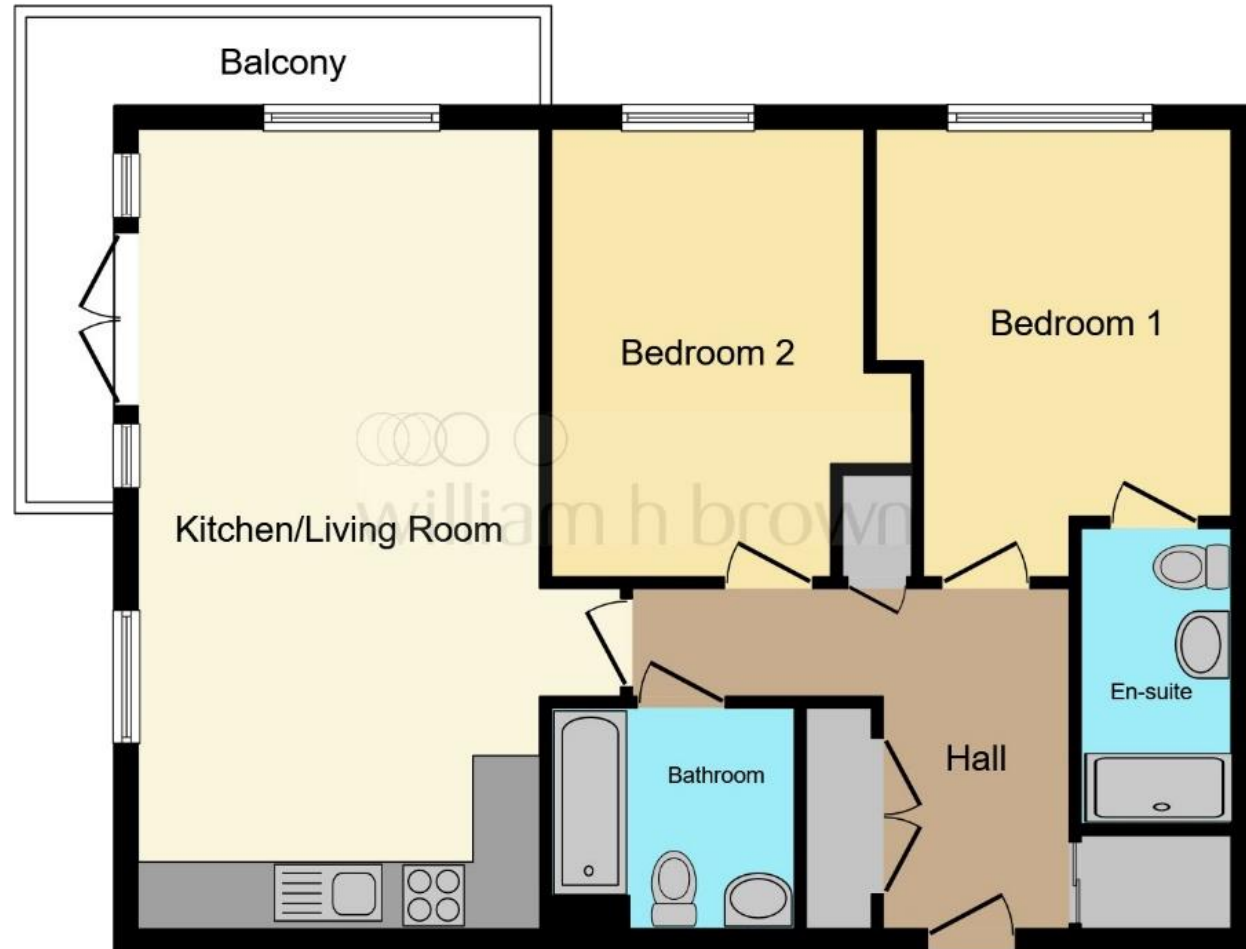
### Bedroom Two

10' 5" x 13' 1" ( 3.17m x 3.99m )

Double glazed window, carpet, radiator.

### Bathroom

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



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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## Dakota House Bessemer Road, WELWYN GARDEN CITY

- Two Bedrooms
- First Floor
- Double Balcony
- Allocated Parking
- 5 Years NHBC Remaining

Tenure: Leasehold EPC Rating: B

fixed price

**£350,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108137 - 0007

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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.

  
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Please note the marker reflects the  
postcode not the actual property