



Connells

Dakota House Bessemer Road
Welwyn Garden City

Dakota House Bessemer Road Welwyn Garden City AL7 1GJ

for sale
£335,000



Property Description

Situated within the sought after Dakota House on Bessemer Road, this modern two bedroom apartment offers well balanced accommodation throughout and is ideally positioned close to the town centre and local amenities.

The property comprises of a spacious open plan living area with access to a private balcony, creating a bright and sociable space perfect for both relaxing and entertaining. The contemporary kitchen is fitted with a range of units and integrated appliances, seamlessly flowing into the living space.

There are two well proportioned bedrooms, with the main bedroom benefiting from its own en suite shower room, alongside a separate modern family bathroom.

Further benefits include lift access within the block and allocated parking. Offered with no ground rent and the option to purchase a 30% share, this property presents a fantastic opportunity for first time buyers, investors or those looking to step onto the property ladder in a convenient and well connected location.

Kitchen/Lounge/Diner

22' x 10' 10" (6.71m x 3.30m)

Bedroom 1

16' 5" x 8' 7" (5.00m x 2.62m)

En-Suite

7' 5" x 6' 5" (2.26m x 1.96m)

Bedroom 2

12' 4" x 8' 2" (3.76m x 2.49m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)

Bathroom

7' 2" x 6' 5" (2.18m x 1.96m)

Balcony

10' 10" x 5' 9" (3.30m x 1.75m)

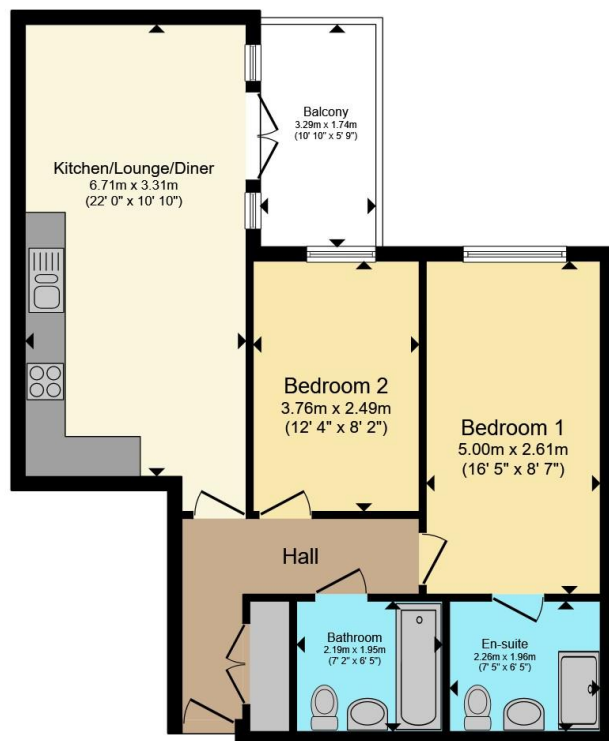
Agents Note

*Sinking fund contribution £11.11 pm

Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 63.4 m² (682 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.propertybox.io

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To view this property please contact Connells on

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Council Tax
Band: C

Service Charge:
2063.28

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307490

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.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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