



**Chrysler House Bessemer Road, WELWYN GARDEN CITY AL7 1GS**



**welcome to**

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

This well-presented one-bedroom apartment is ideally positioned within easy walking distance of the main town centre with excellent access to a wide range of amenities. John Lewis and Waitrose are close by, along with an array of restaurants, bars and everyday facilities. The Howard Shopping Centre is also within reach and offers direct access to the mainline train station, providing fast and frequent links into London. The property offers a welcoming entrance hall leading into a modern open-plan kitchen, dining and living space, creating an attractive and sociable layout. The property also includes a good-sized double bedroom and a contemporary three-piece bathroom. Further benefits include allocated parking, communal garden and a secure entry phone system, providing added convenience and peace of mind.



### Entrance Hall

Luxury vinyl tile flooring, doors to all rooms, intercom, radiator.

### Lounge/Kitchen/Diner

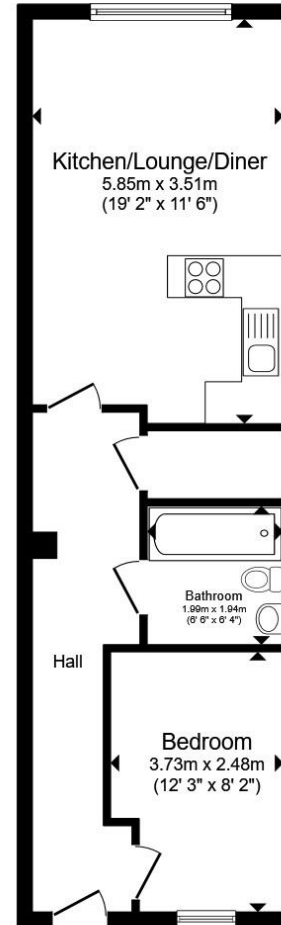
Double glazed window, carpet/luxury vinyl tile flooring, radiator, wall and base units, worksurfaces, integrated oven/hob/washer dryer, sink/drainage, space for fridge freezer.

### Bedroom

Double glazed window, carpet, radiator.

### Bathroom

Tiled flooring, half tiled walls, bath with shower over, W/C, wash hand basin, heated towel rail.



Total floor area 46.1 m<sup>2</sup> (496 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](http://www.propertybox.io)



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## Chrysler House Bessemer Road, WELWYN GARDEN CITY

- One Bedroom Apartment
- Allocated Parking Space
- Open Plan Kitchen/Lounge
- Communal Garden
- Zero Ground Rent

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1856.40

Ground Rent: Ask Agent

offers in excess of

# £220,000



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This is a Leasehold property with details as follows; Term of Lease 130 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:  
WGN109631 - 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

  
william h brown



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