



Connells

Waldorf House Bessemer Road
Welwyn Garden City

Waldorf House Bessemer Road Welwyn Garden City AL7 1GH

for sale
£250,000



Property Description

This beautifully presented one-bedroom ground floor apartment forms part of the ever-popular Bessemer Road development and offers stylish, contemporary living throughout.

The accommodation comprises a welcoming entrance hall leading to a bright and spacious open plan living area, providing the perfect space for both relaxing and entertaining. The modern fully fitted kitchen is well-appointed with a range of integrated appliances and ample storage, seamlessly connecting to the living space.

The property further benefits from a generous double bedroom and a modern bathroom finished to a high standard. One of the standout features of this apartment is the private outside space, offering an ideal spot to enjoy a morning coffee or unwind during the warmer months.

Additional benefits include allocated parking, well-maintained communal areas, and a highly convenient location within walking distance of Welwyn Garden City town centre, the mainline railway station with direct links into London, and a variety of shops, restaurants, and leisure facilities.

An excellent opportunity for first-time buyers, downsizers, and investors alike, this superb apartment combines modern living with an exceptionally convenient location.

Kitchen/Lounge/Diner

20' 2" x 14' 11" (6.15m x 4.55m)

Bedroom

12' 4" max x 11' 1" (3.76m max x 3.38m)

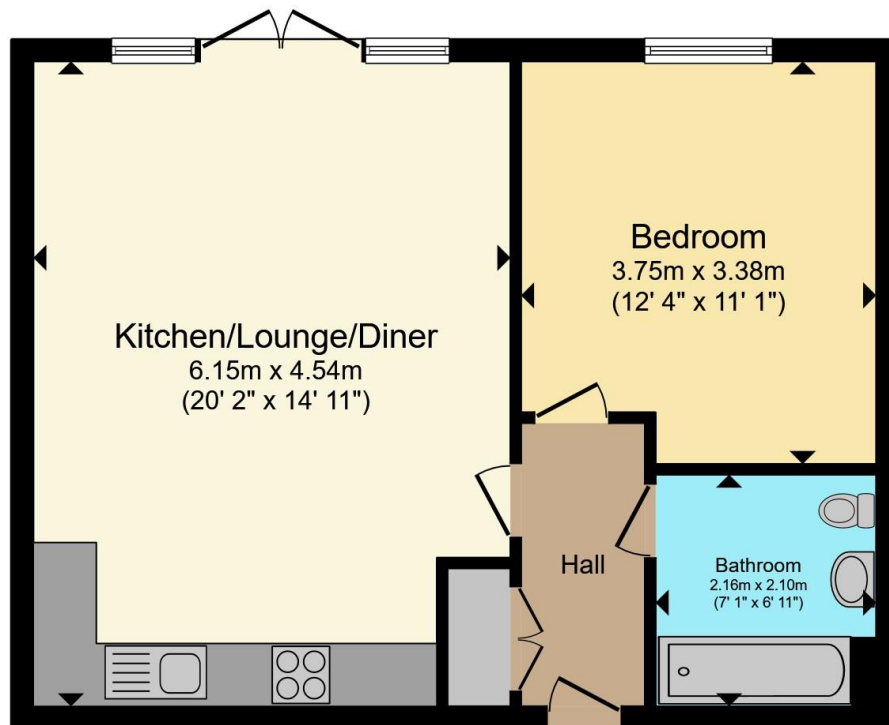
Bathroom

7' 1" x 6' 11" (2.16m x 2.11m)

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 49.3 m² (531 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

Connells



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: B

Service Charge:
1860.00

Ground Rent:
125.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307840

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.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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