

Connells

Empire House Bessemer Road
Welwyn Garden City

# Empire House Bessemer Road
# Welwyn Garden City AL7 1FY

for sale
**£96,750**







## Property Description

Available from a 45% share at £96,750 (based on a full market value of £215,000), this spacious one bedroom ground floor apartment offers an excellent opportunity for first-time buyers to purchase through Shared Ownership.

The accommodation comprises a welcoming entrance hall, a generous open-plan living, kitchen and dining area, a well-proportioned double bedroom and a modern bathroom. The bright and airy layout is perfectly suited to single professionals or couples seeking a well-connected home in a desirable location.

Externally, the property benefits from an allocated off-street parking space and access to a communal garden area, providing useful outdoor space for residents to enjoy.

Ideally positioned close to the heart of Welwyn Garden City, the apartment offers excellent access to local amenities, shops, restaurants, cafés and leisure facilities. Welwyn Garden City train station is within walking distance, providing direct services to London King's Cross, Moorgate and destinations across Hertfordshire. The nearby A1(M) also offers convenient road links for commuters.

The property is available to purchase for £96,750 for a 45% share, based on a full market value of £215,000. Monthly rent is £438.59, with a monthly service charge of £164.91, making the total monthly cost £603.50, in addition to any mortgage payments.

## Kitchen/Lounge/Diner

22' 8" max x 11' 4" ( 6.91m max x 3.45m)

## Bedroom

14' 1" x 7' 3" ( 4.29m x 2.21m )

## Bathroom

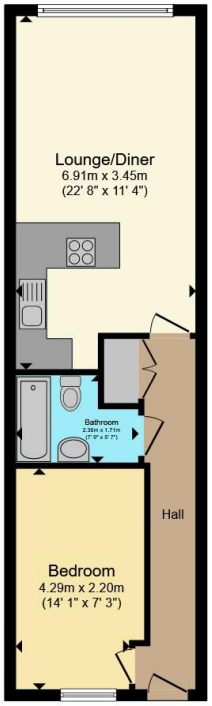
7' 9" x 5' 7" ( 2.36m x 1.70m )

## 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.








## Ground Floor



Total floor area 45.5 m² (490 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: C

Council Tax Band: B

Service Charge: 1978.92

Ground Rent: Ask Agent

Tenure: Leasehold

**view this property online connells.co.uk/Property/WWY307893**

This is a Leasehold property with details as follows; Term of Lease 125 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.

The Property Ombudsman

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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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