

St Albans Office  
10 High Street, St Albans  
Herts AL3 4EL  
01727 228428  
stalbans@cassidyandtate.co.uk

Marshalswick Office  
59 The Quadrant, St Albans,  
Herts AL4 9RD  
01727 832383  
marshalswick@cassidyandtate.co.uk

Wheathampstead Office  
39 High Street, Wheathampstead,  
Herts AL4 8BB  
01582 831200  
wheathampstead@cassidyandtate.co.uk

Cassidy  
& Tate  
Your Local Experts



Award Winning Agency



www.cassidyandtate.co.uk

BESSEMER ROAD  
WELWYN GARDEN CITY  
AL7 1GS

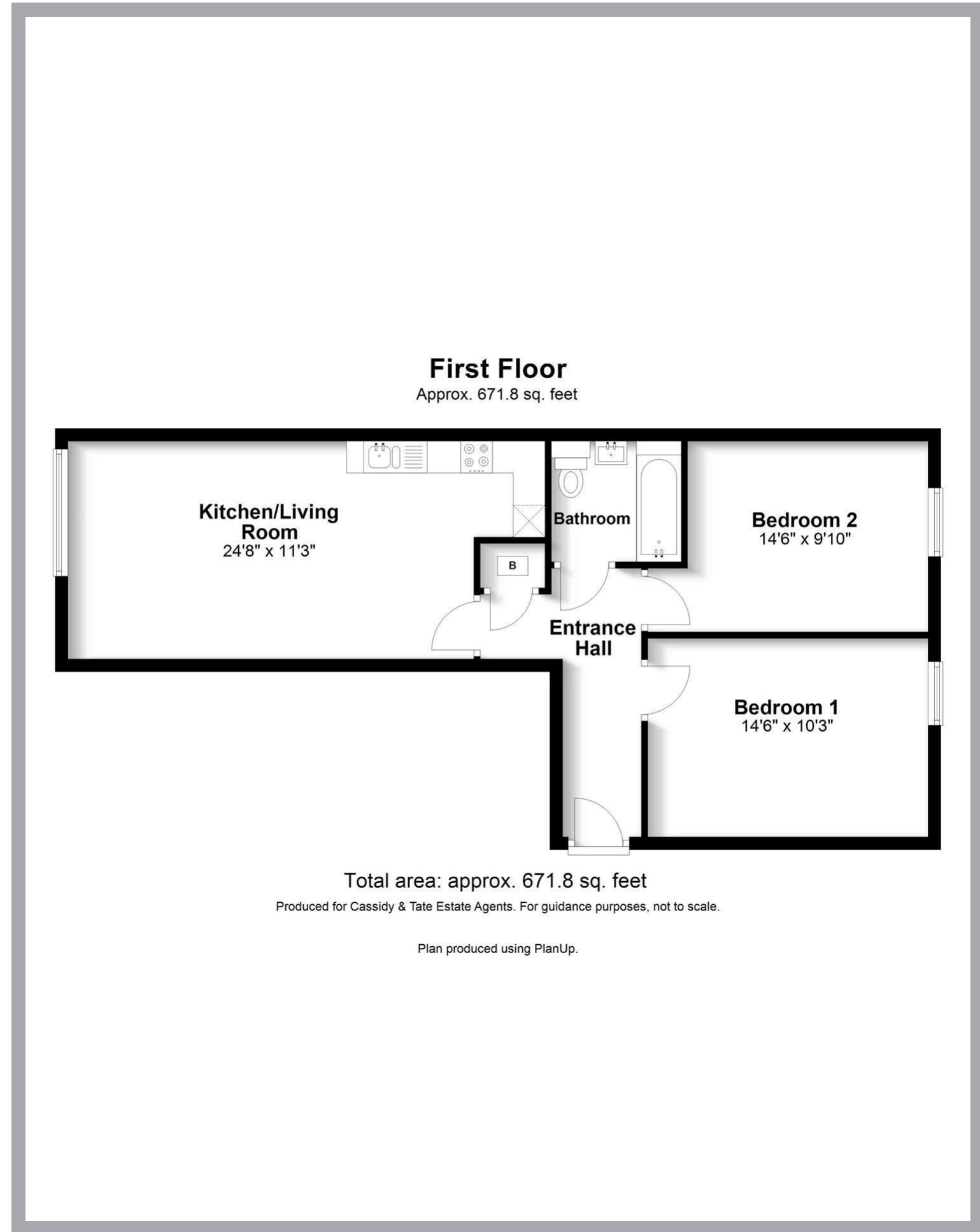
Offers In Excess Of £280,000

EPC Rating: D Council Tax Band:



# All The Ingredients Needed For A Fabulous Lifestyle

Discover modern living in the heart of Welwyn Garden City with this stylish first-floor apartment on Bessemer Road. Built in 2019 and spanning a generous 671 sq ft, this contemporary home combines sleek design with everyday practicality. The apartment offers two well-proportioned bedrooms, ideal for a small family, sharers, or professionals seeking additional space. A bright and welcoming reception room provides the perfect setting for relaxing or entertaining, while the modern bathroom adds a touch of everyday luxury. Convenience is at the forefront of this property, with step-free access and the rare benefit of allocated parking. Just moments from the high street, residents can enjoy a fantastic selection of shops, cafés, and local amenities. Excellent road connections and travel links ensure easy commuting to nearby towns and beyond. With a long lease already in place, this property is an excellent choice for first-time buyers and investors alike. Experience the very best of Welwyn Garden City in this contemporary, well-located home where comfort and convenience come together seamlessly.



Cassidy & Tate have taken all reasonable steps to ensure the accuracy of the details supplied in our marketing material however, details are provided as a guide only and we advise prospective purchasers to confirm details upon inspection of the property. Cassidy & Tate will not be held liable for any costs which are incurred as a result of discrepancies.

# Perfect Fusion of Location And Way of Living

## Why Cassidy & Tate

Cassidy & Tate are a fully independent estate agent who have developed unparalleled understanding on how people want to buy, sell and rent property within the residential property market in Hertfordshire and its surrounding areas. We are able to accommodate your individual requirements and deliver to you a more personalised service, tailored to your home buying, selling and letting needs.

We also have many years of experience in land and new homes and the pleasure of working alongside many reputable house builders and developers in Home Counties and Greater London. Whether you are looking to acquire or sell development opportunities and land, wish to purchase or sell a newly built or refurbished property, or require a site valuation and marketing advice we can help.

## Your Local Property Experts

As one of St. Albans leading estate agents we work relentlessly to ensure our valued customers receive the exceptional service they deserve at all times. We epitomise not only professional estate agency knowledge, but a dedication to integrity and responsiveness to every client. The Cassidy & Tate team will be available to you when in need to help overcome any stressful situations that may arise. We are here to offer you valuable and honest advice when needed so that you can navigate the best path through the process. We know the marketplace, the buyers, the sellers and neighbourhoods, but most importantly we know how to put our clients' needs first. Our state of the art sales tools, modern technology and our own in-house fully independent Mortgage Broker is here to make your journey easier and more direct to your final goal. At Cassidy & Tate you will be in control of your sale or purchase and we will help you get the best result possible



## Specialists in Bespoke Properties

- Modern Living
- Two Double Bedrooms
- 121 Years on Lease
- Shared Ownership From 25% Available
- Luxury Apartment
- Allocated Parking
- Prime Location
- Built in 2019

Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



