



Connells

Waldorf House Bessemer Road
Welwyn Garden City

Waldorf House Bessemer Road Welwyn Garden City AL7 1GH

for sale
£340,000



Property Description

A super TWO DOUBLE BEDROOM first floor purpose built and modern apartment situated in the popular Times Square development off Bessemer Road.

This fantastic apartment benefits from modern open plan living room and kitchen with doors onto a decked balcony, en-suite off the master bedroom, modern fitted kitchen, bathroom and allocated parking space make this one not to be missed.



Entrance Hall

Door into cupboard, wood effect flooring, radiator, recessed spotlights, security entrance, handset, built in airing cupboard. Built in utility cupboard with washing machine.

Open Plan Lounge/Kitchen

23' 3" x 11' 8" (7.09m x 3.56m)

Television point, radiator, recessed spots, double glazed doors onto the balcony.

Kitchen Area

Electric oven and hob with extractor over, sink and drainer, cupboards at wall and base level, space for fridge freezer, integrated dishwasher, recessed spotlights, wood effect flooring.

Bedroom 1

15' 3" x 11' 8" plus door recess (4.65m x 3.56m plus door recess)

Double glazed window, recessed space for wardrobes, radiator, door to en-suite shower room.

En Suite

Shower cubicle, wash hand basin, low level w/c, shaver point, heated towel rail, recessed spotlights.

Bedroom 2

12' x 10' 4" extending to 12' 9" (3.66m x 3.15m extending to 3.89m)

Double glazed window, radiator.

Bathroom

Panelled bath with shower attachment, low level w/c, wash hand basin, heated towel rail, extractor fan, recessed spotlights, part tiled walls.

Parking

Allocated parking space

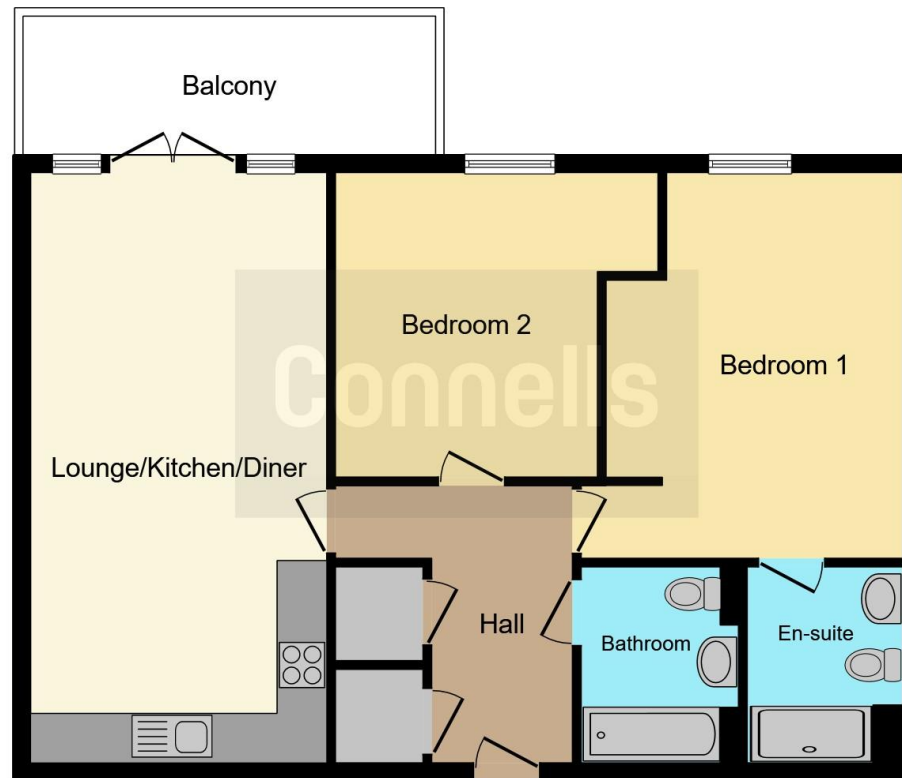


Buyers Note

*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.







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.focalagent.com

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:
 2140.20

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY306911

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

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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