



Connells

Empire House Bessemer Road
Welwyn Garden City

Empire House Bessemer Road Welwyn Garden City AL7 1FY

for sale guide price
£325,000



Property Description

We are pleased to bring to the market this superb chain-free ground floor apartment, ideally located within easy reach of Welwyn Garden City town centre. Beautifully presented throughout, the home offers generous accommodation and modern living in a highly convenient setting.

A welcoming entrance hall with a handy storage cupboard leads through to a bright and spacious open-plan living and dining area, complemented by a contemporary fitted kitchen with integrated appliances. The master bedroom enjoys its own stylish en-suite shower room, while the second double bedroom is served by a modern family bathroom.

Further benefits include a secure video entry system, an allocated parking space and access to attractive communal grounds. This lovely apartment is perfectly suited to commuters, first-time buyers and investors.

The property is only a short walk from a wide range of local amenities including John Lewis, shops, restaurants and cafes, as well as Welwyn Garden City mainline station offering direct links into London King's Cross, St Pancras and Moorgate. Shire Park is close by and the A1(M) (J6) is just a few minutes' drive.

Entrance Hall

Cupboard housing washing machine, Nest heating control, entry video, storage and radiator

Lounge/Kitchen

11' 5" x 23' 5" (3.48m x 7.14m)

Double glazed window to the rear, Cupboards at wall and base level, stainless steel sink with mixer taps, integrate fridge freezer, integrated oven and induction hob, integrated dishwasher, two radiators,

Bedroom 1

13' 7" x 11' 3" (4.14m x 3.43m)

Double glazed window to the front, radiator, ceiling spotlights.

En Suite

Low level w/c, enclosed shower, part tiled, wash hand basin, ceiling spotlights.

Bedroom 2

10' 3" x 13' 6" max (3.12m x 4.11m max)

Built in wardrobe, double glazed window to the front, radiator.

Bathroom

Three Piece suite comprising of wash hand basin, low level w/c, panel enclosed bath, ceiling spotlights.

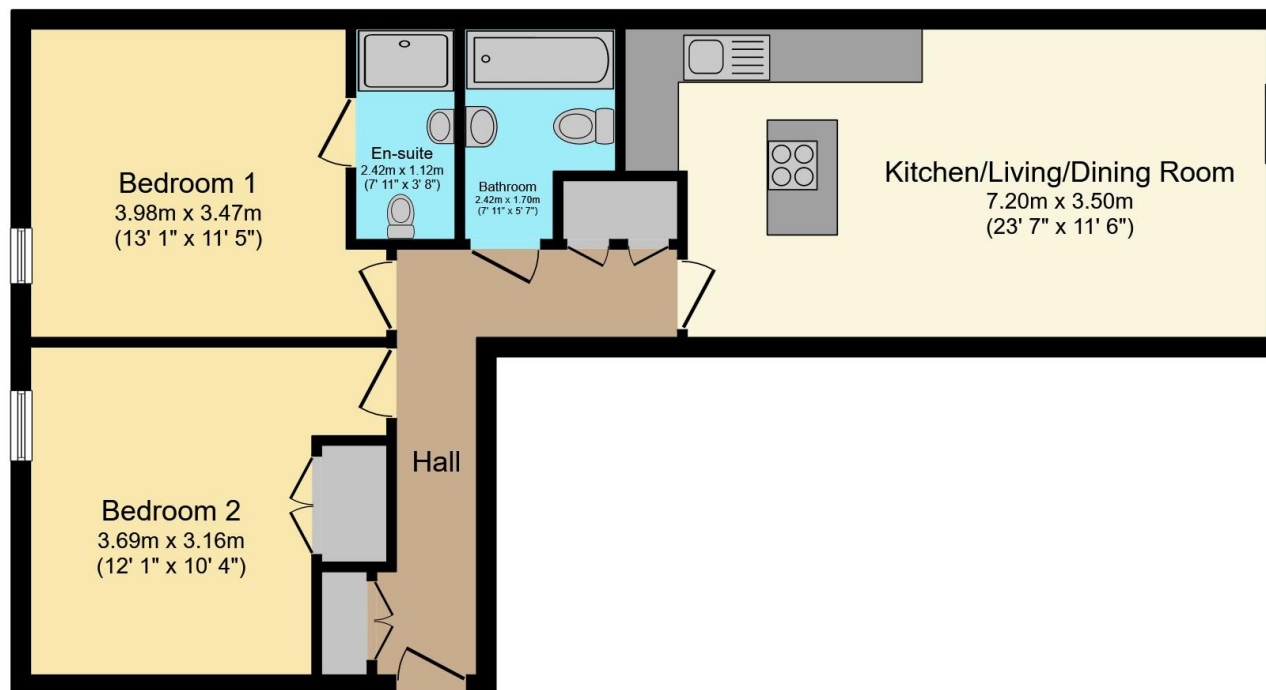


Buyers Note

*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 67.1 m² (722 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: D Council Tax
Band: C

Service Charge:
2028.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY305822

This is a Leasehold property with details as follows; Term of Lease 199 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

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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