



Connells

Empire House Bessemer Road
Welwyn Garden City



Property Description

An attractive one bedroom ground floor apartment located within easy reach of Welwyn Garden City town centre and mainline railway station.

The property offers well-balanced accommodation throughout, comprising an entrance hall, a spacious open-plan living, kitchen and dining area, a generous double bedroom and a modern bathroom.

Outside, residents benefit from an allocated parking space and access to a communal garden area, adding to the appeal of this conveniently positioned home.

The apartment enjoys an excellent location close to local shops, supermarkets, restaurants and leisure facilities, while Welwyn Garden City town centre is within comfortable walking distance. Commuters are well served by nearby rail connections providing direct services into London King's Cross and Moorgate, together with easy access to the A1(M).

An excellent opportunity for first-time buyers, investors or downsizers seeking a low-maintenance home in a popular Hertfordshire location.

Kitchen/Lounge/Diner

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

Bedroom

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

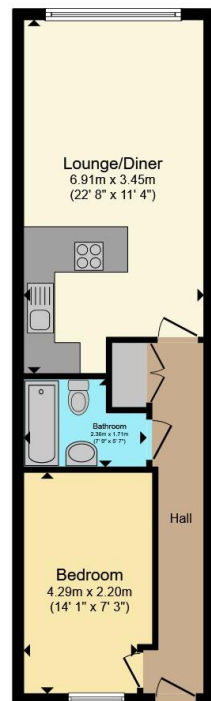
Bathroom

Irregular Shaped Room 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



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/WWY307849

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.



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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