



**Dakota House Bessemer Road, WELWYN GARDEN CITY AL7 1GJ**

*welcome to*

## **Dakota House Bessemer Road, WELWYN GARDEN CITY**

**\*\*\* Guide Price £325,000 - £350,000 \*\*\*** This beautifully presented CHAIN FREE ground floor two bedroom apartment offers the perfect blend of convenience and modern living. Situated within easy walking distance of the town centre, you'll find John Lewis, Waitrose, the Howard Shopping Centre, and a vibrant mix of restaurants, bars, and cafés right on your doorstep. The mainline train station is also close by, providing fast and direct links to London. Inside, the property features a stylish open-plan kitchen, living, and dining area with doors to the terrace - that is ideal for entertaining or relaxing. The main bedroom benefits from its own ensuite, creating a private retreat with modern finishes, while the second bedroom provides flexible space for guests, a home office, or family use. A sleek and contemporary family bathroom completes the accommodation. Further advantages include allocated parking for convenience and access to communal gardens, offering a peaceful outdoor space to enjoy. Altogether, this apartment combines modern design with an excellent location, making it a superb choice for both lifestyle and practicality.



### Entrance Hall

Wooden flooring, storage cupboard.

### Lounge/Kitchen

24' x 17' 2" ( 7.32m x 5.23m )

Double glazed windows to side and front, doors to terrace, carpet/wooden flooring, radiator x 2, sink/drain, electric oven/hob, extractor fan, wall and base units.

### Bedroom One

17' 8" x 11' 4" ( 5.38m x 3.45m )

Double glazed window to front, carpet, radiator.

### En-Suite

Tiled flooring, shower cubicle, W/C, wash hand basin, heated towel rail, shaver point.

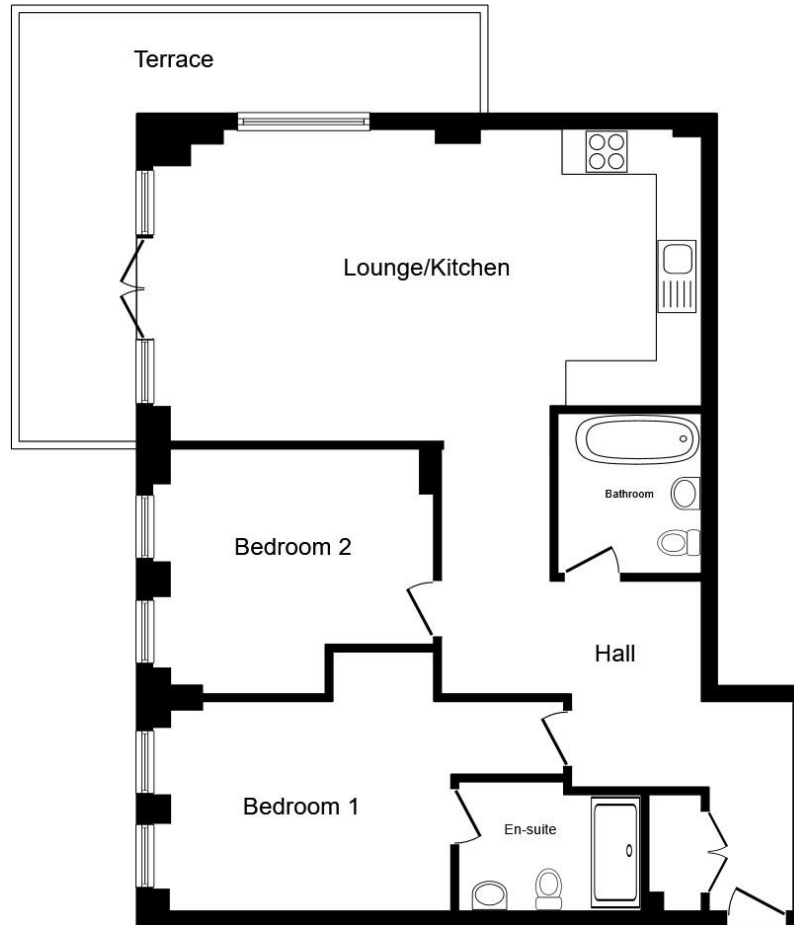
### Bedroom Two

12' 4" x 10' 8" ( 3.76m x 3.25m )

Double glazed window x 2, carpet, radiator.

### Bathroom

Tiled flooring, W/C, heated towel rail, bath with hand shower, heated towel rail, wash hand basin, vanity unit.



Total floor area 79.3 m<sup>2</sup> (854 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](http://www.propertybox.io)



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## Dakota House Bessemer Road, WELWYN GARDEN CITY

- CHAIN FREE
- Ground Floor Apartment
- Two Bedrooms
- En-Suite and Bathroom
- Allocated Parking
- Communal Gardens

Tenure: Leasehold EPC Rating: B  
Council Tax Band: C Service Charge: 1835.28  
Ground Rent: Ask Agent

guide price

# £325,000



Please note the marker reflects the  
postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 130 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 Leasehold packs.



Property Ref:  
WGN109430 - 0004

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