



**Connells**

Empire House Bessemer Road  
Welwyn Garden City



## Property Description

Offered to the market CHAIN FREE is this well presented two double bedroom second floor apartment, ideally positioned within walking distance of Welwyn Garden City town centre and mainline train station with direct services into London Kings Cross, St Pancras and Moorgate.

The property opens into a spacious entrance hall with built in storage, leading through to an impressive dual aspect open plan living and dining room. The large windows allow an abundance of natural light to flood the space, creating a bright and airy feel throughout. There is ample room for both lounge furniture and a dining table, making it perfect for entertaining, working from home or relaxing at the end of the day.

The modern fitted kitchen is finished with a range of integrated appliances, contemporary units and generous worktop space.

The master bedroom is a well proportioned double and benefits from a walk in wardrobe area and private en suite shower room. The second bedroom is also a good size double, ideal for guests, sharers or a home office. A separate family bathroom completes the internal accommodation.

Externally the property benefits from one allocated parking space and well maintained communal areas. The development is conveniently located close to Tesco Express and only moments from the wide range of shops, restaurants and amenities including

John Lewis in the town centre.

This property would make an excellent first time purchase, buy to let investment or commuter base.

## Lounge

17' 4" x 13' 11" ( 5.28m x 4.24m )

## Kitchen

9' 2" x 8' 4" ( 2.79m x 2.54m )

## Bedroom 1

11' 2" x 11' 1" ( 3.40m x 3.38m )

## Dressing Room

10' 2" x 5' 7" ( 3.10m x 1.70m )

## En-Suite

6' 10" x 4' 8" ( 2.08m x 1.42m )

## Bedroom 2

15' 5" x 9' 11" ( 4.70m x 3.02m )

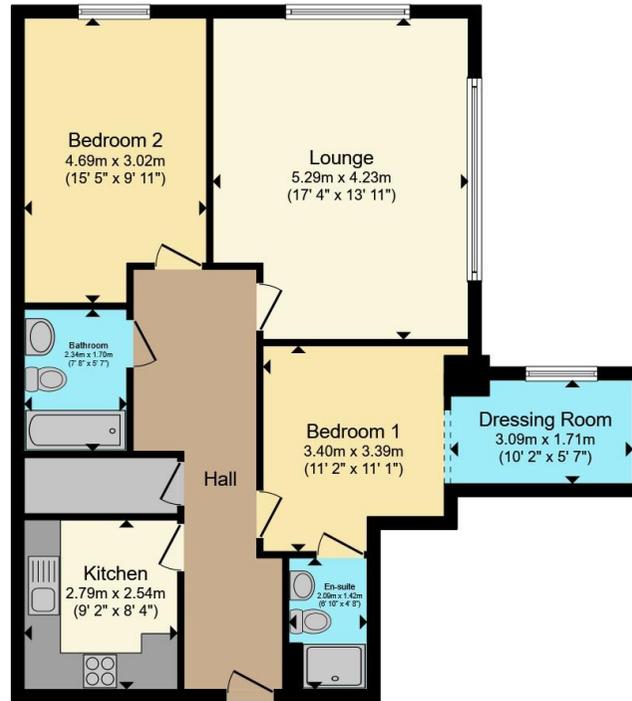
## Bathroom

7' 8" x 5' 7" ( 2.34m x 1.70m )









**Floor Plan**

Total floor area 80.9 m<sup>2</sup> (871 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)



To view this property please contact Connells on

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WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: C

Service Charge:  
2067.72

Ground Rent:  
200.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307285](http://connells.co.uk/Property/WWY307285)**

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



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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Property Ref: WWY307285 - 0002