



Empire House Bessemer Road, Welwyn Garden City AL7 1FY



welcome to

Empire House Bessemer Road, Welwyn Garden City

This beautifully presented CHAIN FREE, modern third-floor studio apartment is ideally located within walking distance of Welwyn Garden City town centre and the mainline station, providing excellent links into London. The property features an entrance hall with a useful storage cupboard, leading into a bright and spacious open-plan living and dining area complemented by a contemporary fitted kitchen. A defined bedroom area offers a comfortable and practical sleeping space, while the modern bathroom completes the accommodation. The apartment further benefits from an allocated parking space, a concierge service and a video phone entry system for added convenience and security. Situated just a short distance from Welwyn Garden City Town Centre, residents have easy access to a wide range of amenities including John Lewis, popular restaurants, cafés and bars. This property is an excellent choice for first-time buyers or investors.



Lounge/Kitchen/Diner

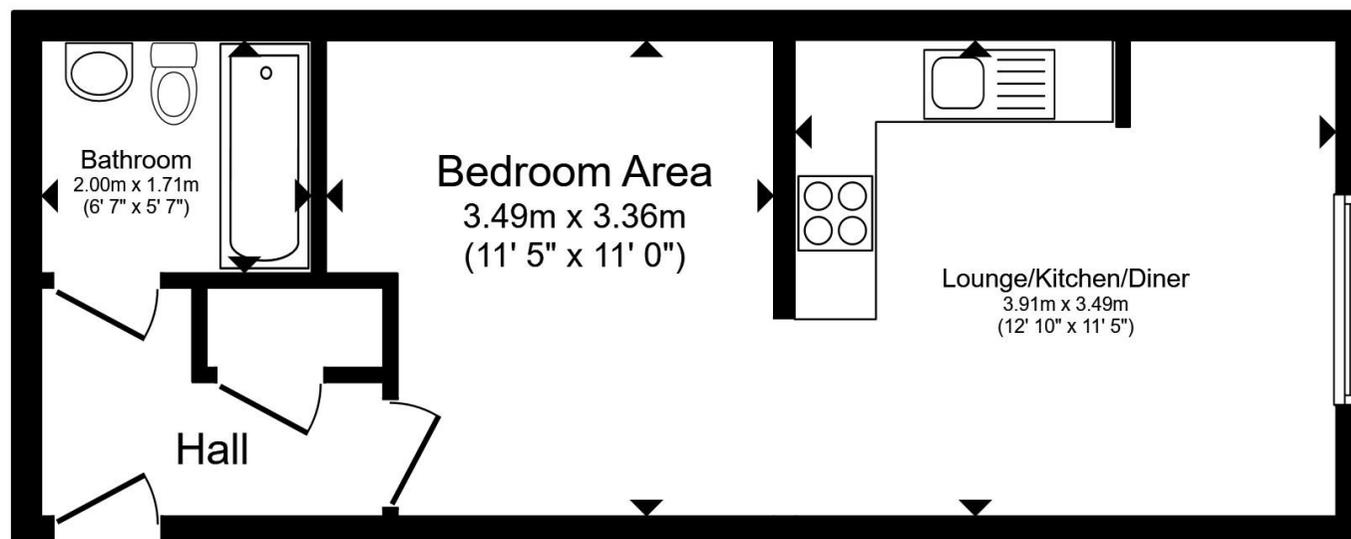
Double glazed window, lino flooring, radiator, wall and base units, spotlights, sink/drainer, extractor, oven, hob, space for fridge.

Bedroom Area

Lino flooring, radiator.

Bathroom

Lino flooring, part tiled, bath with shower over, W/C, wash hand basin/vanity unit, spotlights, heated towel rail.



Total floor area 33.4 m² (359 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



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Empire House Bessemer Road, Welwyn Garden City

- CHAIN FREE
- Studio Apartment
- Third Floor
- Allocated Parking
- Close To Town Centre & Train Station

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1860.00

Ground Rent: Ask Agent

guide price

£185,000



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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 Leasehold packs.



Property Ref:
WGN109550 - 0002

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


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