



**Connells**

Liberty House Bessemer Road  
Welwyn Garden City



## Property Description

A well presented one bedroom first floor apartment situated in this popular location at Times Square, off Bessemer Road.

Benefits include bright and airy modern open plan living, with a modern kitchen, modern bathroom suite, double glazing and an allocated parking space.

An internal viewing is highly recommended.

Welwyn Garden City is located in Hertfordshire and was the second Garden City in England. The town offers a wide range of amenities and shops including John Lewis Department store, The Howard shopping centre and Waitrose. The Mainline Rail Station has direct routes to London Kings Cross (In less than 30 minutes) and the Town also has great access to the A1(M).

## Entrance Hall

Door to front, radiator, recess spotlights, security entrance phone, cupboard with plumbing for washing machine, fuse box.

## Open Plan Lounge

11' 6" x 19' 2" ( 3.51m x 5.84m )

Double glazed window, radiator, TV point and recess spotlights

## Kitchen

Stainless steel sink with one and a half bowls,

cupboards wall and base level, electric hob and oven, space for fridge freezer and washing machine, recess spotlights.

## Bedroom One

12' 2" x 8' 1" ( 3.71m x 2.46m )

Double glazed window, radiator, carpeted

## Bathroom

panelled bath with glass shower screen, low level WC, wash hand basin, part tiled walls, recessed spotlights, extractor fan and shaver point.

## Parking

Allocated parking space

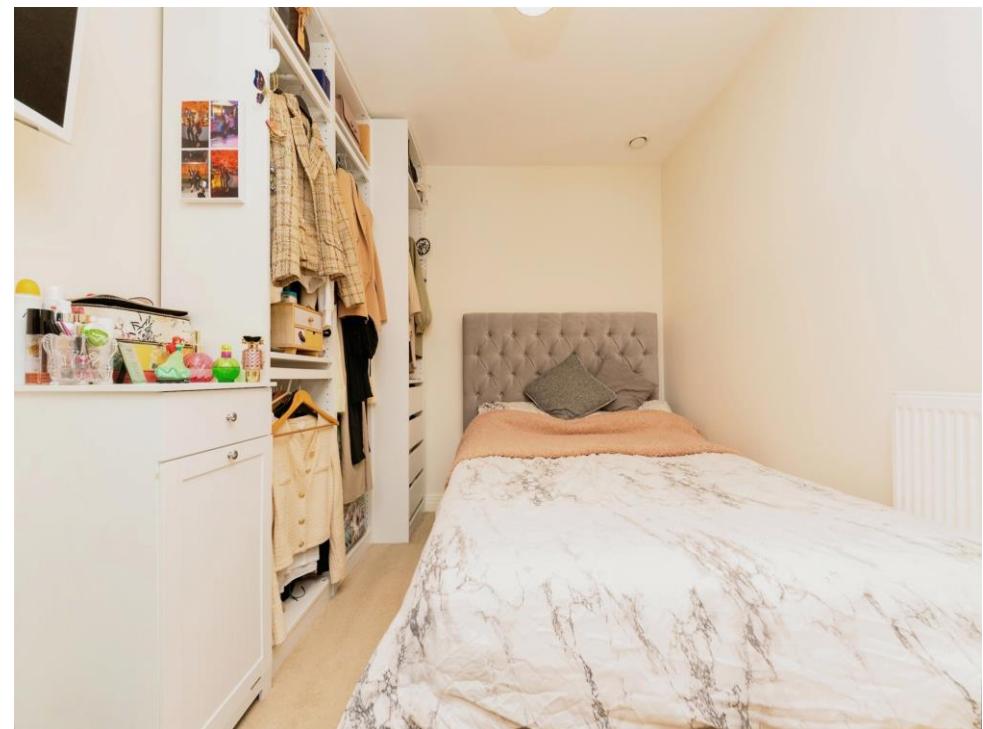
## Seller's Notes

Property is away from main atrium and main entrance. Lower footfall past front door and bedroom so therefore a lot quieter. No other flats overlook the main window. So well insulated so they rarely have to put heating on. As the property is on the first floor it is away from people being able to look directly into the property. On the other side of the bedroom is a utilities cupboard so no noise from neighbour in that room. Generally quiet overall so don't experience any noise from neighbours.

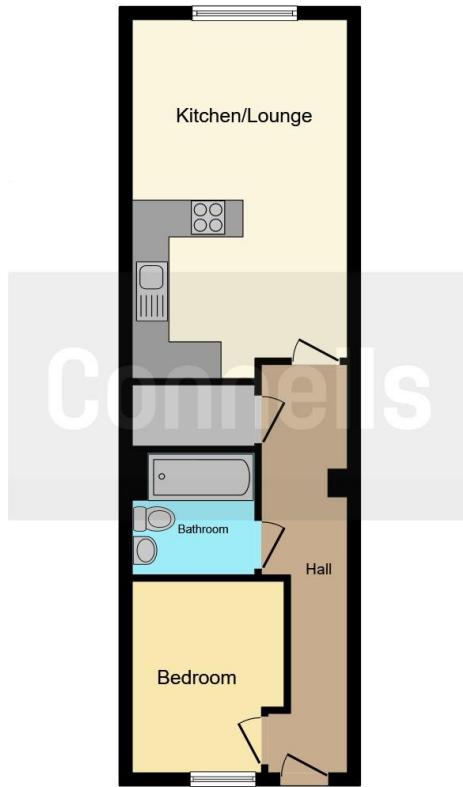
## Leasehold Information

This property comes with a lease term of 117 years. The Annual service charge is £1560.00









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.focalagent.com](http://www.focalagent.com)

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: B

Service Charge:  
1314.00

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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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