Brooklyn House Bessemer Road, Welwyn Garden City AL7 1WH

william h brown

welcome to

Brooklyn House Bessemer Road, Welwyn Garden City

***** GUIDE PRICE £315,000 - £325,000 ***** A beautifully presented two-bedroom, top floor apartment, built in 2021, offering contemporary living in a highly desirable modern development. Accessed via lift, the property opens into a bright and thoughtfully designed interior, finished to an excellent standard throughout. The heart of the home is the spacious open-plan living area, perfectly designed for both relaxing and entertaining. The living room enjoys direct access to a private westerly-facing balcony, providing the perfect spot to unwind in the afternoon and evening sun. The stylish kitchenette seamlessly integrates with the living space and features sleek grey cabinetry, complementary work surfaces, and modern laminate vinyl flooring, creating a clean and contemporary finish. The property offers two well-proportioned bedrooms, with the principal bedroom benefiting from a contemporary en-suite shower room. The en-suite features a walk-in shower, closed-coupled WC, and a vanity unit with wash basin, all finished in a modern style to complement the apartment's overall aesthetic. The second bedroom is equally versatile and is served by the main bathroom. Further benefits include lift access, secure underground parking, and the reassurance of a modern, energy-efficient build. This superb apartment combines light-filled living, stylish finishes, and practical convenience - an ideal opportunity for professionals, downsizers, or investors alike.

Lounge
14' 1" x 13' 5" (4.29m x 4.09m)
Double glazed window, French doors to balcony, carpet, radiator.

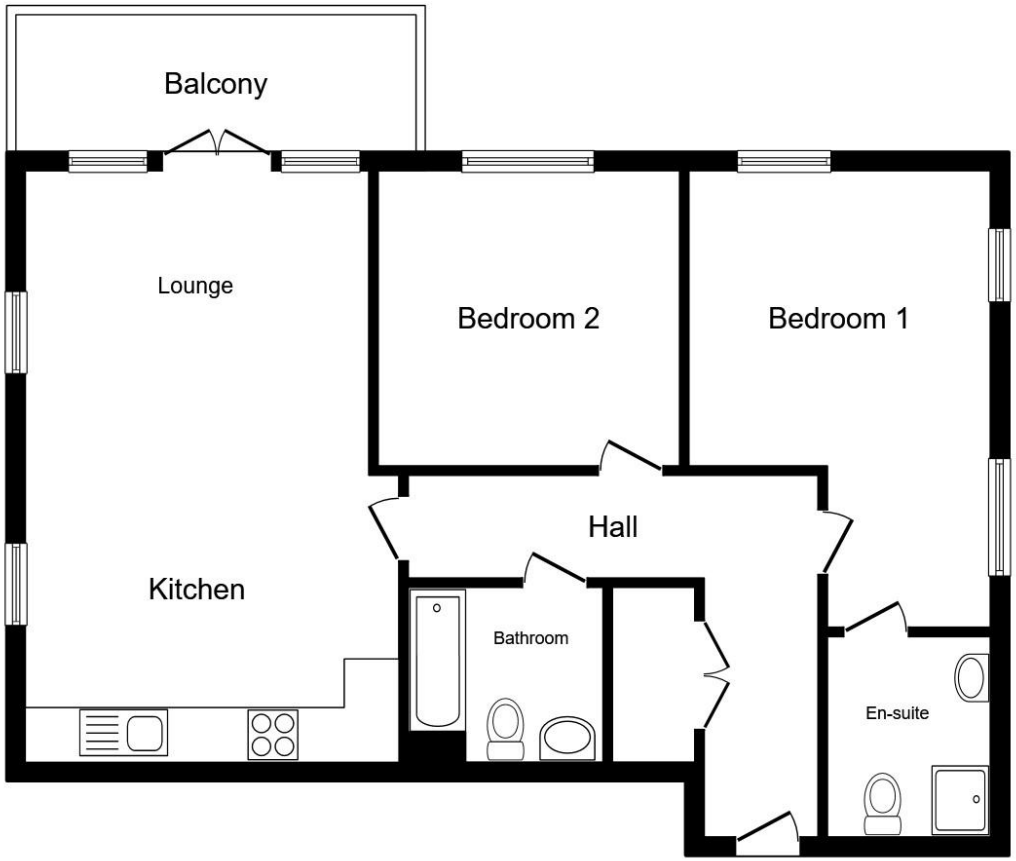
Kitchen
13' 5" x 6' 9" (4.09m x 2.06m)
Double glazed window, luxury vinyl tile flooring, wall and base units, laminate worktop, integrated hob/oven/dishwasher, sink/drainer, space for fridge freezer.

Bedroom One
16' 5" x 10' 9" max (5.00m x 3.28m max)
Dual aspect double glazed window, carpet, radiator.

En-Suite
Tiled flooring, half tiled walls, wash hand basin, W/C, shower, heated towel rail.

Bedroom Two
10' 10" x 10' 7" (3.30m x 3.23m)
Double glazed window, carpet, radiator.

Bathroom
Tiled flooring, half tiled walls, wash hand basin, W/C, bath with mixer tap, heated towel rail.



Floor Plan

Total floor area 71.3 m² (768 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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- Fourth Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Communal Garden
- Allocated Parking

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 1956.00 per annum
Ground Rent: Ask Agent

Guide Price

£315,000

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 990 years from 01 Jan 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

Property Ref:
WGN109600 - 0004

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.

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