



Brooklyn House Bessemer Road, Welwyn Garden City AL7 1WH

welcome to

Brooklyn House Bessemer Road, Welwyn Garden City

**** 55% SHARED OWNERSHIP **** 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, ideal as a guest room, home office, or nursery, 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 and investors alike.



Lounge

Double glazed window, French doors to balcony, carpet, radiator.

Kitchen

Double glazed window, luxury vinyl tile flooring, wall and base units, laminate worktop, integrated hob/oven/dishwasher, sink/drainage, space for fridge freezer.

Bedroom One

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

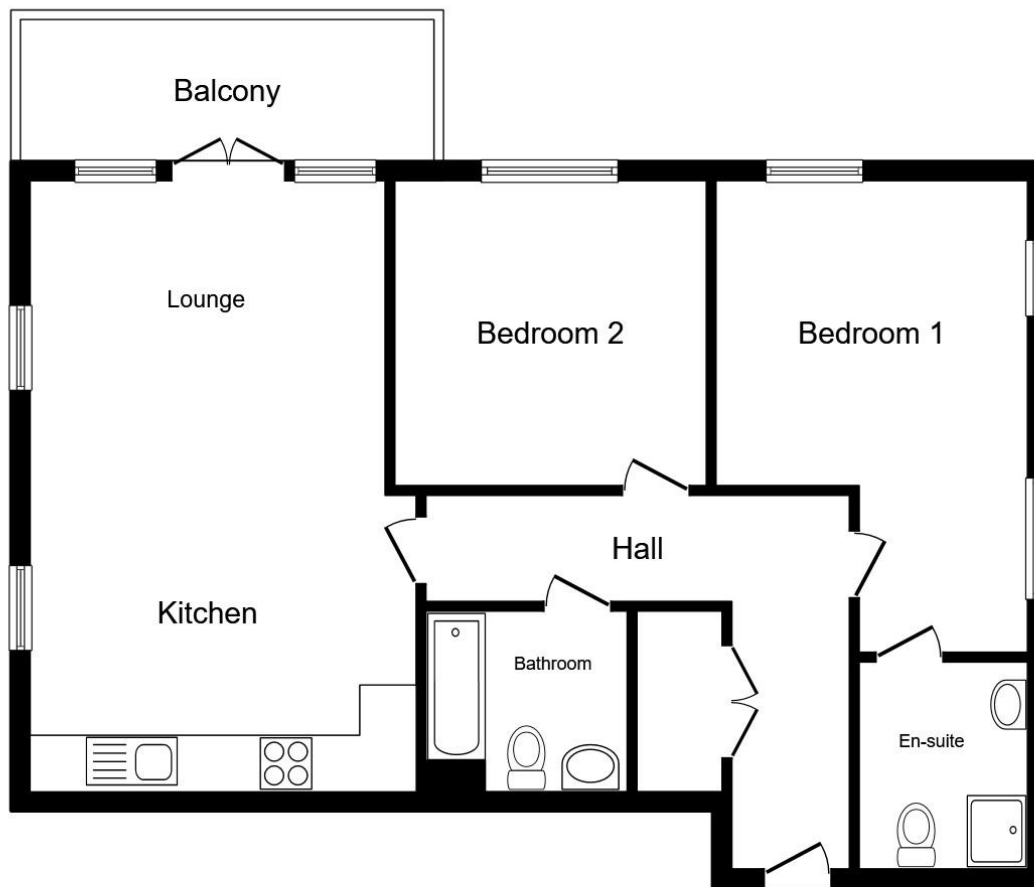
Double glazed window, carpet, radiator.

Bathroom

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

Agents Note:

This property is currently under shared ownership in conjunction with So-Resi Housing Association who have criteria for any purchase. The advertised price is for the sellers 55% share. £446.07 per month is paid to the Housing Association as rent for the retained share. Service Charge is £1956 per annum; Ground Rent is £00. Please contact with So-Resi Housing Association for guidance on purchase requirements. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability before proceeding.



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



check out more properties at williamhbrown.co.uk



welcome to

Brooklyn House Bessemer Road, Welwyn Garden City

- 55% SHARED OWNERSHIP
- Fourth Floor Apartment
- Two Bedrooms
- Bathroom & En-Suite
- Communal Garden

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 1956.00 per annum

Ground Rent: Ask Agent

shared ownership

£187,000



check out more properties at williamhbrown.co.uk

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.



Property Ref:
WGN109712 - 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.

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


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk