



Connells

Dakota House Bessemer Road
Welwyn Garden City



Property Description

This beautifully presented two double bedroom apartment offers modern open-plan living, a private wrap-around balcony and an allocated parking space, making it an excellent opportunity for first-time buyers and investors alike.

The accommodation comprises a bright and airy dual-aspect open-plan kitchen, dining and living area, two generous double bedrooms featuring floor-to-ceiling windows, a contemporary family bathroom, an en-suite shower room to the principal bedroom, and a large storage cupboard.

Situated within the highly regarded Times Square Development, Dakota House enjoys a prime location less than a 10-minute walk from Welwyn Garden City town centre and mainline railway station. A range of everyday amenities, including Aldi, Tesco Express and local shops, are just a short walk away.

Early viewing is highly recommended.



Kitchen/ Reception Room

23' 4" x 11' 8" (7.11m x 3.56m)

Bedroom 1

13' x 11' 1" (3.96m x 3.38m)

En-Suite

8' 11" x 4' 11" (2.72m x 1.50m)

Bedroom 2

13' x 10' 8" (3.96m x 3.25m)

Bathroom

8' x 6' 3" (2.44m x 1.91m)

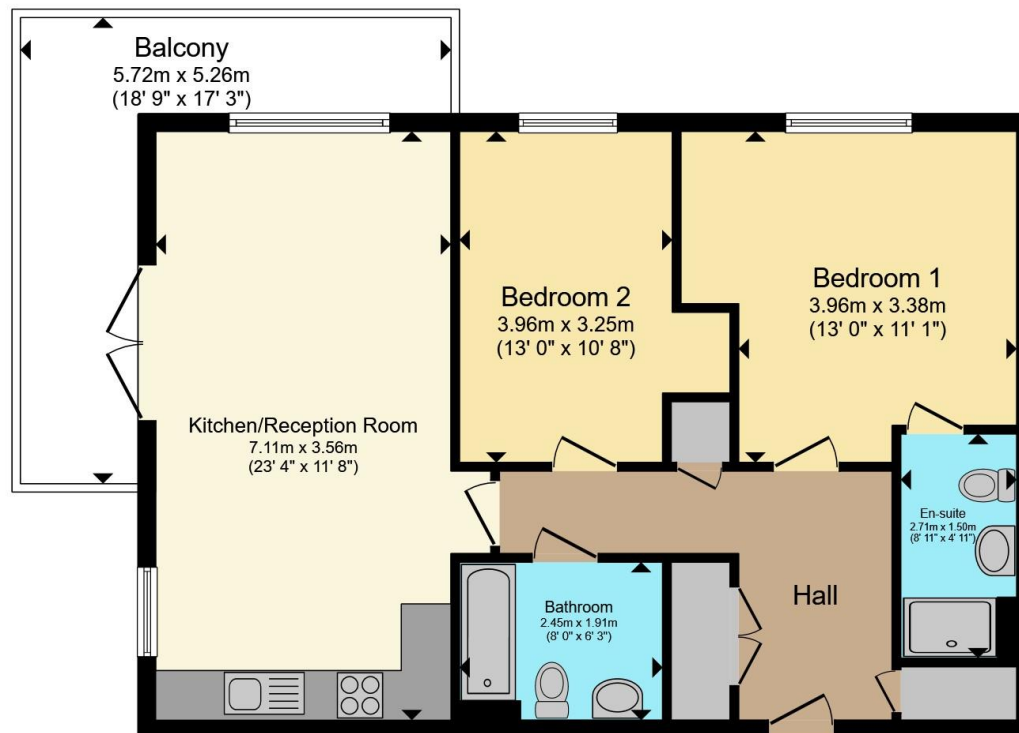
Balcony

18' 9" max x 17' 3" max (5.71m max x 5.26m max)









Total floor area 73.8 m² (794 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



To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax
 Band: C

Service Charge:
 2063.28

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307761

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. 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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