



# Flat 55, Liberty House Bessemer Road, WELWYN GARDEN CITY, Hertfordshire, AL7 1FU

- EN-SUITE AND MAIN BATHROOM
- CLOSE TO TOWN
- LONG LEASE
- ALLOCATED PARKING BAY
- TWO DOUBLE BEDROOMS
- WALKING DISTANCE TO THE MAINLINE STATION
- SHARES AVAILABLE FROM 60%



## PROPERTY DESCRIPTION

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100% OWNERSHIP WITH SHARED OWNERSHIP AVAILABLE FROM 60%. EASY COMMUTE, Great first home or investment. Art Deco Style LUXURY development, TWO DOUBLE BEDROOM apartment with EN-SUITE TO MAIN BEDROOM AND PRIVATE PARKING. Ready to move into, decorated in neutral colours. Lift to all floors. 4 YEARS NHBC WARRANTY REMAINING. Excellent, inviting communal spaces with a Concierge service. Walking distance to the Mainline station serving Kings Cross in 28 minutes. Tesco's HQ and express shop is a stones throw away. Energy rating D. A must see property to appreciate its noteworthy features. Read on...



## ROOM DESCRIPTIONS

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### ABOUT THE PROPERTY

This is the most sophisticated and airy apartment offering stylish living. Enter Liberty House into the grand entrance with a staircase and lifts to all floors. The impressive atrium, bathed in natural light. Enter into the apartment off the private lobby and you are greeted with a large entrance hall with all doors leading off secure telephone/video entry. Storage cupboard housing the Heatrae Sadia Electromax combi boiler, the Vent-Axia ventilation system and washing machine. The open plan living room is a very sociable space, a dual aspect room with large window flooding the room with light. The kitchen has a range of fitted cabinets with integrated Neff oven, hob and extractor hood. ample space for a dining table and breakfast bar.

### CONTINUED

The bathroom is fitted with a contemporary white suite and has ceramic tiles. Two double bedrooms, both carpeted and the master bedroom features an en-suite double shower room. The main bathroom offers a three piece white suite. The communal areas are kept to a very high standard with the addition of Concierge service between 11 and 7pm. Allocated external parking bay plus permitted visitors bays.

### ACCOMMODATION

#### ENTRANCE HALL

#### OPEN PLAN KITCHEN LIVING ROOM

8.84m x 2.97m (29' 0" x 9' 9")

#### BEDROOM ONE

4.57m x 3.05m (15' 0" x 10' 0")

#### EN-SUITE

#### BEDROOM TWO

3.94m x 3.84m (12' 11" x 12' 7")

#### BATHROOM

#### PARKING ARRANGEMENTS

Allocated parking bay plus permit visitors bays.

### LEASE INFORMATION

Lease: 125 Years from 1st October 2016.

Service Charge (including Ground Rent): £1,358.16

Rent for balance of the 40%: £358.74 PCM

No rental on full ownership.

### COUNCIL TAX BAND C

£1,853.62

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.

### ABOUT TIMES SQUARE

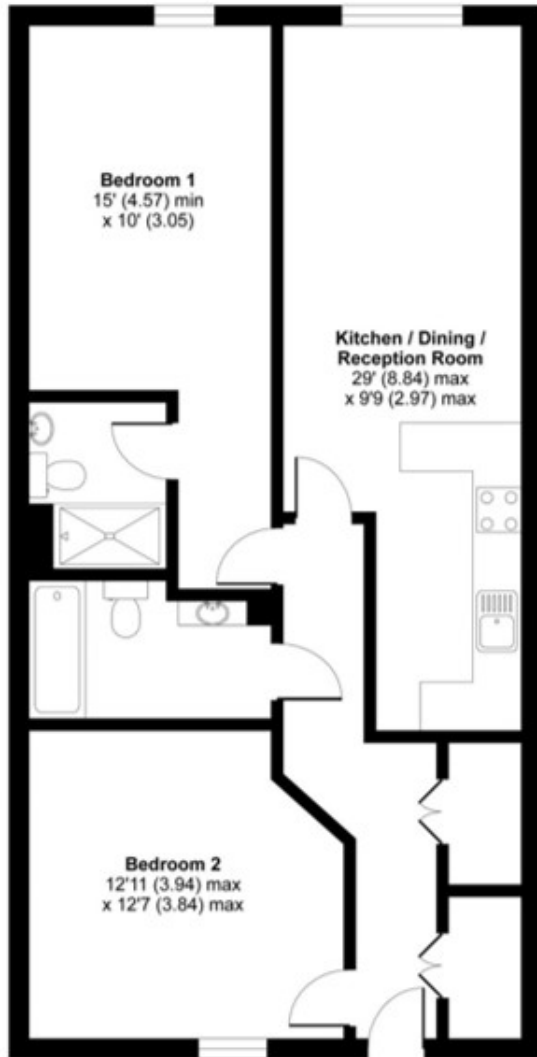
Introducing Times Square, an exciting new Metropolitan development by Chase New Homes offering luxury apartments. Times Square is a unique building echoing stylish art-deco sensibilities from 1930 New York and offers high quality fittings and fixtures to suit modern lifestyles. Empire House and Liberty House are the first two developments at Times Square with further expansion currently under way. The building has an iconic atrium, which provides a comfortable meeting area bathed in natural light, with a concierge service. The building is conveniently located a mere 10 minute walk from the town centre.



# FLOORPLAN & EPC



Approximate Area = 841 sq ft / 78.1 sq m  
For identification only - Not to scale



SECOND FLOOR

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	64
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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