



# Flat 18 Liberty House, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1FU

- CHAIN FREE
- ONE DOUBLE BEDROOM
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- HIGH SPECIFICATION
- ALLOCATED PARKING
- EXCLUSIVE TIMES SQUARE DEVELOPMENT





## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\* EASY COMMUTE**, Great first home or investment. Art Deco Style LUXURY development, one DOUBLE BEDROOM GROUND FLOOR apartment, Ready to move into, decorated in neutral colours. ALLOCATED PARKING. 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 view property which makes an ideal first time purchase or investment.





## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### ABOUT THE APARTMENT

This apartment is bright and sophisticated. Entering into the apartment and you are greeted by a long entrance hall with quality flooring with all doors leading off. Storage cupboard housing the combi boiler and the ventilation system, housing the washing machine as well. Lounge and kitchen are open plan making the space very sociable. Large window offers natural light. Bathroom is fitted with a modern white suite and ceramic tiles .A good size bedroom. Secure telephone entry. Communal areas are kept to a very high standard.

#### 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.

#### ENTRANCE HALL

Long entrance hall with all doors to rooms leading off.

#### BEDROOM

Large double bedroom.

#### BATHROOM

Contemporary white suite with ceramic tiles and heated towel rail.

#### OPEN PLAN KITCHEN AND LIVING ROOM

Fitted under counter over and electric hob with extractor. High quality flooring. Living area fully carpeted. Large window allowing plenty of natural light.

#### PARKING ARRANGEMENTS

Allocated parking bay plus permitted visitors bays.

#### LEASE INFORMATION

Lease has 117 years left.

Service Charge: TBC

Ground Rent: TBC

#### COUNCIL TAX BAND B

£1,698.78

#### 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, Debenhams and Marks & Spencer there is also a Waitrose and a Sainsburys on the outskirts of the town. 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, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. Also, there are a number of gyms in the area.



# FLOORPLAN & EPC



**Floor Plan**

Total floor area 47.0 sq. m. (506 sq. ft.) approx

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	62	62
(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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