



# Chrysler House

Flat 21, Bessemer Road, Welwyn Garden City,  
Hertfordshire, AL7 1GS

**Fixed Price £108,000**

country  
properties

Chain free, modern and well-presented, this ground-floor 1-bedroom apartment offers comfortable living featuring a bright open-plan layout, stylish kitchen, and easy access to local shops and transport links, it's ideal for first-time buyers, downsizers, or investors. 1 Allocated parking space. Available for a 45% and 100% share!!

- CHAIN FREE!!!
- 1 BED APARTMENT
- GROUND FLOOR
- CLOSE TO TOWN CENTER AND TRAIN STATION
- LEASE - 117 YEARS REMAINING
- 1 ALLOCATED PARKING SPACE

### Kitchen

Laminate flooring, variety of floor and wall storage cupboards. Integrated NEFF oven with NEFF hob and NEFF extractor hood above. Space for free standing fridge freezer. Stainless steel sink basin with chrome mixer tap over. Under cupboard lighting, sunken ceiling downlighters. Radiator wall mounted. Intercom mounted by front door. Dual RCD metal fuse board mounted above door. Large storage cupboard housing washing machine and electromax boiler. Main telephone point.

### Lounge

Carpeted lounge with full length double glazed window to front, radiator wall mounted. TV and Ethernet point. Sunken ceiling downlighters. Thermostat wall mounted.

### Bedroom

Doors from lounge leads to a carpeted bedroom with large double glazed window to front and radiator wall mounted. TV point, Ethernet point.

### Bathroom

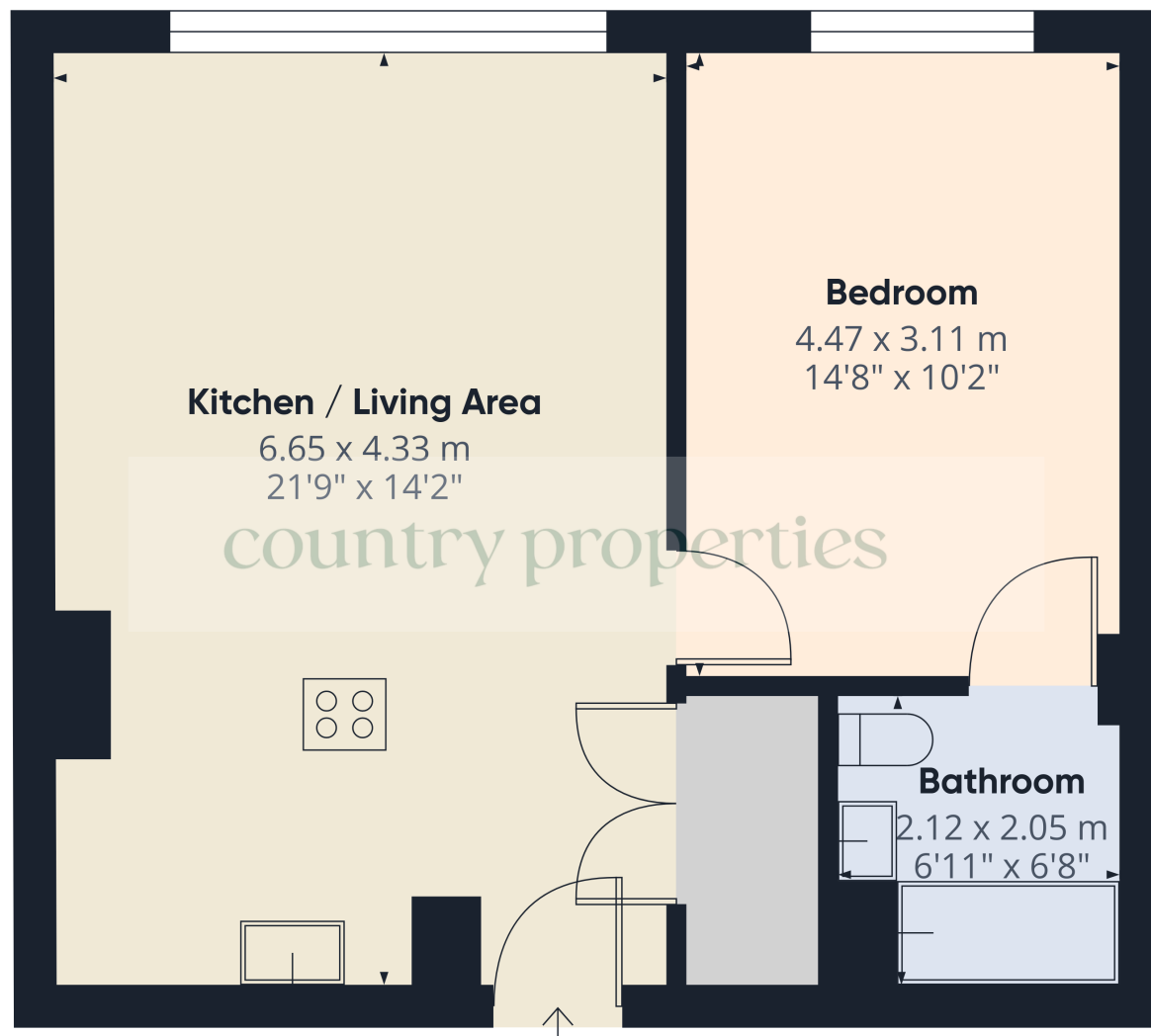
Three piece bathroom suite comprising of low level WC with dual flush, sink basin with stainless steel mixer tap with vanity unit beneath, panel bath tub with stainless steel mixer tap with shower head attachment, wall mounted shower above. Tiled flooring and tiled walls. Sunken ceiling downlighters, extractor fan and shaver point. Heated towel rail wall mounted.

### Agents Notes

Annual service charge £1649.52 (£137.52 pcm)  
Council tax band B - £1608  
1 Allocated parking space







Approximate total area<sup>(1)</sup>  
49 m<sup>2</sup>  
528 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



| 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> | 59                      |
| (39-54)                                     | <b>E</b> | 59                      |
| (21-38)                                     | <b>F</b> |                         |
| (1-20)                                      | <b>G</b> |                         |
| Not energy efficient - higher running costs |          |                         |
| England, Scotland & Wales                   |          |                         |
|   |          | EU Directive 2002/91/EC |

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

## Viewing by appointment only

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