



WRIGHTS

# Flat 67 Liberty House, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1FU

- CHAIN FREE
- CLOSE TO THE MAINLINE STATION AND TOWN CENTRE
- ALLOCATED PARKING BAY
- CONCIERGE SERVICE
- HIGH SPECIFICATION
- VENT-AXIA VENTILATION SYSTEM
- OPEN PLAN KITCHEN / LIVING ROOM



## PROPERTY DESCRIPTION

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**\*\*CHAIN FREE\*\*** A fantastic opportunity to buy this very well presented one bedroom, contemporary apartment presented in an immaculate condition. Built by Chase New Homes in this exclusive Art Deco style development. The apartment offers a wealth of choice for buyers looking for their dream home in Welwyn Garden City, and is perfect for commuters looking for a well-connected and desirable location outside central London. Features include: Luxury bathroom suite, Vent Axia extraction system, High spec part integrated kitchen, video entry system, lift to all floors & Private parking. The development benefits from Concierge service and excellent communal spaces. Exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London Kings Cross & Moorgate in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the property. An investor could achieve in the region of £1150 PCM. This is a must view property to appreciate the elegance.



## ROOM DESCRIPTIONS

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### WELCOME TO LIBERTY HOUSE

This is the most sophisticated bright and airy apartment offering stylish living. Enter Liberty House into the grand entrance with a winding staircase and lifts to all floors. Once on the landing, you can see the impressive atrium below, bathed in natural light. This plot is one of the larger of this style. Enter into the apartment and you are greeted with a long entrance hall with quality floor coverings. Storage cupboard housing the Heatrae Sadia Electromax combi boiler and the Vent-Axia ventilation system. The lounge and kitchen are an open plan design, making this a very sociable space, a large window offers natural daylight. The kitchen has fitted cabinets with integrated washer dryer, oven, hob and extractor hood. The quality floor covering continues into the kitchen and in the lounge there is fully fitted carpet.

### IN ADDITION

The Bathroom is fitted with a contemporary white suite, ceramic tiles. A good sized bedroom which is fully carpeted and has the addition of a large alcove for wardrobe. Ceiling spotlights, polished chrome sockets, light switches and door handles throughout. Sky HD satellite connections to living room and bedroom (subject to subscription) Double glazed tinted privacy windows throughout with state of the art soundproofing installed. Secure telephone / video entry. The communal areas are kept to a very high standard and there is a convenient private parking bay close to the building.

### ABOUT TIMES SQUARE

Introducing Times Square, an exciting modern 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. 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 and mainline station.

### MATERIAL INFORMATION

Lease: 125 Years from 1st October 2016.

Ground Rent: £174.96

Service Charge: £139.16 per month, includes buildings insurance.

Council Tax Band B.

Energy Rating D.

### 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 Centre is located in the town 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.

### BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.




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>	66	66
(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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