



WRIGHTS

Flat 13 Waldorf House, Bessemer Road, Welwyn Garden City,  
Hertfordshire AL7 1GH

£340,000 - Leasehold

### Property Summary

A unique opportunity to buy this stunning spacious and contemporary FIRST FLOOR, TWO DOUBLE BEDROOM apartment. Built by Chase New Homes on the exclusive 'Times Square development'. The apartment is tastefully decorated. PRIVATE ALLOCATED PARKING BAY. The apartment offers a wealth of choice for buyers looking for their dream home within walking distance from Welwyn Garden City train station. Is a perfect commute. Well-connected and desirable location outside central London. Features include: EN-SUITE, PRIVATE BALCONY, energy efficient, video secure entry system and LIFT TO ALL FLOORS. Landscaped garden and benefits of a long lease.

### Features

- PRIVATE BALCONY
- LIFT ACCESS TO ALL FLOORS
- ALLOCATED PARKING BAY
- EN SUITE TO MAIN BEDROOM
- STORAGE CUPBOARDS
- CLOSE BY TO THE MAINLINE STATION
- WALKING DISTANCE TO TOWN CENTRE



## Room Descriptions

### 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 New build expansion with Dakota House and Waldorf House. The building is conveniently located a mere 10 minute walk from the town centre.

### ACCOMMODATION

#### APARTMENT ENTRANCE HALL

A generous entrance hall with security intercom, utility cupboard which has space for the washing machine and tumble dryer with a bonus of another storage cupboard. All rooms lead off.

#### OPEN PLAN KITCHEN LIVING ROOM

This is the main living space which has ample room for dining and living with large French doors opening out onto a private balcony. Open Plan high gloss kitchen units with an integrated dishwasher. Generous work surfaces. space for a fridge freezer.

#### BEDROOM ONE

Spacious double main bedroom with plenty of space for a large wardrobe

#### EN-SUITE

En-suite shower room is finished off to a high standard with ceramic tiles.

#### BEDROOM TWO

A good size double bedroom which can easily fit a double bed.

#### BATHROOM

Modern white suite bathroom with heated towel rail.

#### PARKING ARRANGEMENTS

Allocated parking bay for one car. there are visitors bays around the development which is permit parking.

#### LEASE INFORMATION

Lease: 121 years left

Monthly Costs:

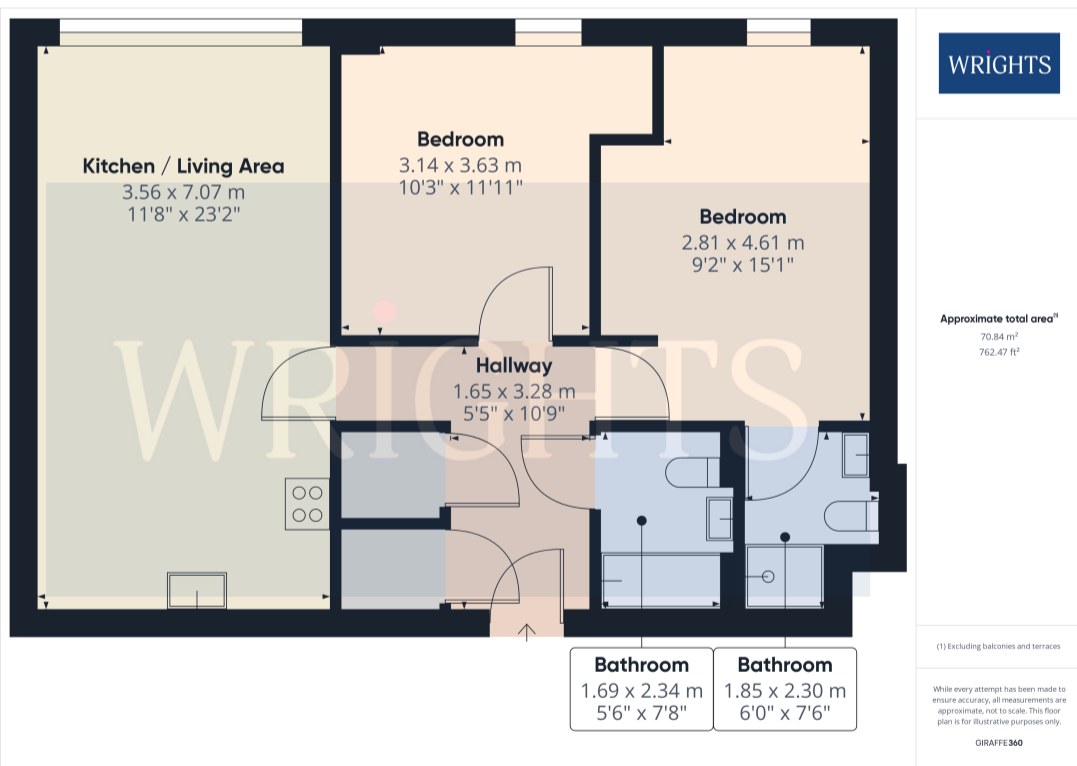
Service Charge: £155.30 per month which includes ground rent.

#### COUNCIL TAX BAND C

£1 941.47

### 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 favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a 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, Megans is a great place to meet friends.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	86	86
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(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	