

Bessemer Road WELWYN GARDEN CITY O.I.E.O £200,000

Leasehold



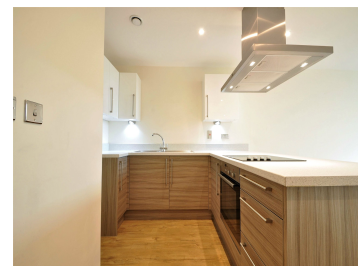
1 bedroom



1 bathroom



1 reception room



****CHAIN FREE**NO STAMP DUTY FOR FIRST TIME BUYERS AND HOME MOVERS**** EASY COMMUTE, Great first home or investment. Art Deco Style LUXURY development, one DOUBLE BEDROOM FIRST FLOOR apartment, Ready to move into, decorated in neutral colours. Lift to all floors and 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.

ACCOMMODATION

ABOUT THE APARTMENT

This is the most sophisticated bright and airy apartment offering stylish living. Enter Empire House into the grand entrance with a winding staircase and lifts to all floors. Once on the first floor you can see the impressive atrium below, bathed in natural light. Enter into the apartment and you are greeted with a long entrance hall with quality floor coverings with all doors leading off. 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. 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 with the addition of Concierge service.

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

OPEN PLAN KITCHEN LIVING ROOM

6.91m x 3.50m (22' 8" x 11' 6")

BEDROOM

4.26m x 2.50m (14' x 8' 2")

BATHROOM

2.35m x 1.70m (7' 9" x 5' 7")

PARKING ARRANGEMENTS

Allocated parking bay plus permitted visitors bays.

LEASE INFORMATION

Lease: 195 Years remaining

Service Charge: £37.83 Per month

Ground Rent: £14.58

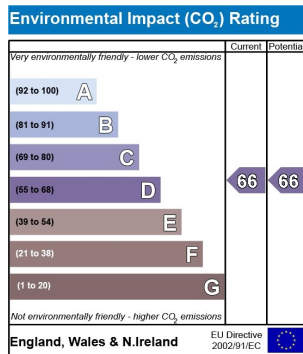
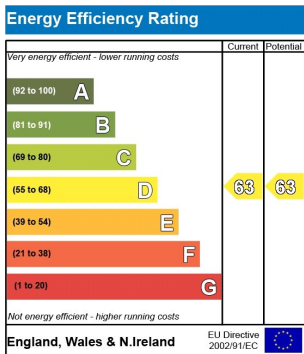
COUNCIL TAX BAND B

£1428.49

Bessemer Road, WELWYN GARDEN CITY - continued...

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.



FLOOR PLAN



Floor Plan

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

Bessemer Road, WELWYN GARDEN CITY - continued...



Proud to Support Willow

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Registered office: 9 Market Place Hatfield Herts AL10 0LJ

