



Flat 53 Empire House Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1FY

- CLOSE TO THE MAINLINE STATION AND TOWN CENTRE
- ALLOCATED PARKING BAY CLOSE TO THE FLAT
- THE LARGER OF THIS STYLE
- OPEN PLAN KITCHEN LIVING ROOM WITH
- CONCIERGE SERVICE
- HIGH SPECIFICATION
- VENT-AXIA VENTILATION SYSTEM



PROPERTY DESCRIPTION

A fantastic opportunity to buy this larger than average 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 £1100 PCM. This is a must view property to appreciate the elegance.



ROOM DESCRIPTIONS

WHAT THE OWNERS SAY

"I've absolutely loved living in this flat – it's been my little sanctuary for the past five years. It's quiet, cosy, and in such a clean, safe area where I've always felt completely at ease. I've loved being able to host or wander into town to meet friends for coffee, hop on a train into London, or nip to the shops whenever I've needed bits and pieces. It's given me so much freedom and comfort, and I hope the next person who lives here enjoys it just as much as I have."

WELCOME TO EMPIRE HOUSE

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 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. There is also a breakfast bar for added convenience. The quality floor covering continues into the kitchen and in the lounge there is fully fitted carpet.

Continued

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: 199 Years from March 2017

Ground Rent: £10 Per Month

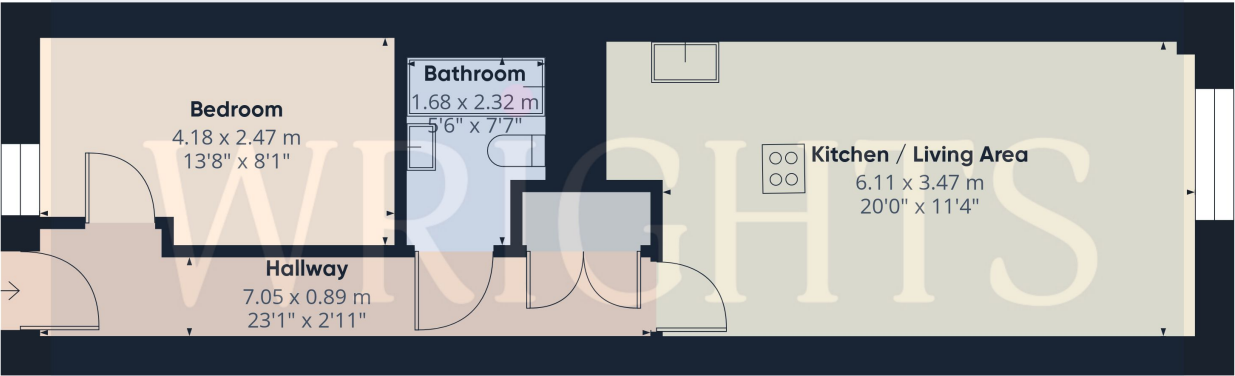
Service Charge: £142.55 Per Month, includes buildings insurance.

Council Tax band B.

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.



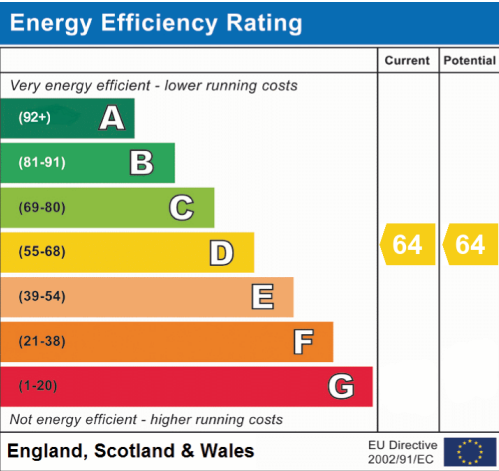


Approximate total area^m
43.7 m²
470 ft²

(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



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