

REDUCED

Offers Over £280,000 Leasehold



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

- ALLOCATED PARKING
- CONCIERGE SERVICE
- TWO DOUBLE BEDROOMS
- EN-SUITE TO BEDROOM ONE PLUS MAIN BATHROOM
- GROUND FLOOR
- IMMACULATE CONDITION
- LOVELY COMMUNAL AREAS
- CHAIN FREE

WRIGHTS

WRIGHTS OF W/GC
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211
wgc@wrightsof.com



PROPERTY DESCRIPTION

****CHAIN FREE** EASY COMMUTE!** A great first home or investment. Art Deco Style LUXURY development. This is a wonderful GROUND FLOOR TWO DOUBLE BEDROOM apartment with EN-SUITE to the principal bedroom. Ready to move into, decorated in neutral colours. PRIVATE ALLOCATED PARKING. NEW BUILD WARRANTY REMAINING. 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 E. A must see property to appreciate its noteworthy features. The property is currently let with the option of the tenant staying, currently achieving £1400 PCM. Read on...



ROOM DESCRIPTIONS

ABOUT TIMES SQUARE

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.

ABOUT THE PROPERTY

ACCOMMODATION

This is the most sophisticated bright and airy apartment offering stylish living. Enter Empire House into the grand entrance with a staircase and lifts to all floors. you will notice the impressive atrium, bathed in natural light. Enter into the apartment off the private lobby and you are greeted with a large entrance hall with Amtico flooring 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, large dual aspect windows offer natural daylight.

CONTINUED

The kitchen has fitted cabinets with integrated Neff oven, hob and extractor hood. Dishwasher to remain. Two double bedrooms, both carpeted and the principal bedroom has the added benefit of an en-suite with a double shower. The main Bathroom is fitted with a contemporary white suite, ceramic tiles. Secure telephone/video entry. The communal areas are kept to a very high standard with the addition of Concierge service.

ENTRANCE HALL

OPEN PLAN KITCHEN AND LIVING AREA

BEDROOM ONE

EN-SUITE

BEDROOM TWO

BATHROOM

PARKING ARRANGEMENTS

Allocated parking bay plus permitted visitors bays.

LEASE INFORMATION

Lease length : 119 Years Remaining
Service charge : £1815 for the annum.

COUNCIL TAX BAND C

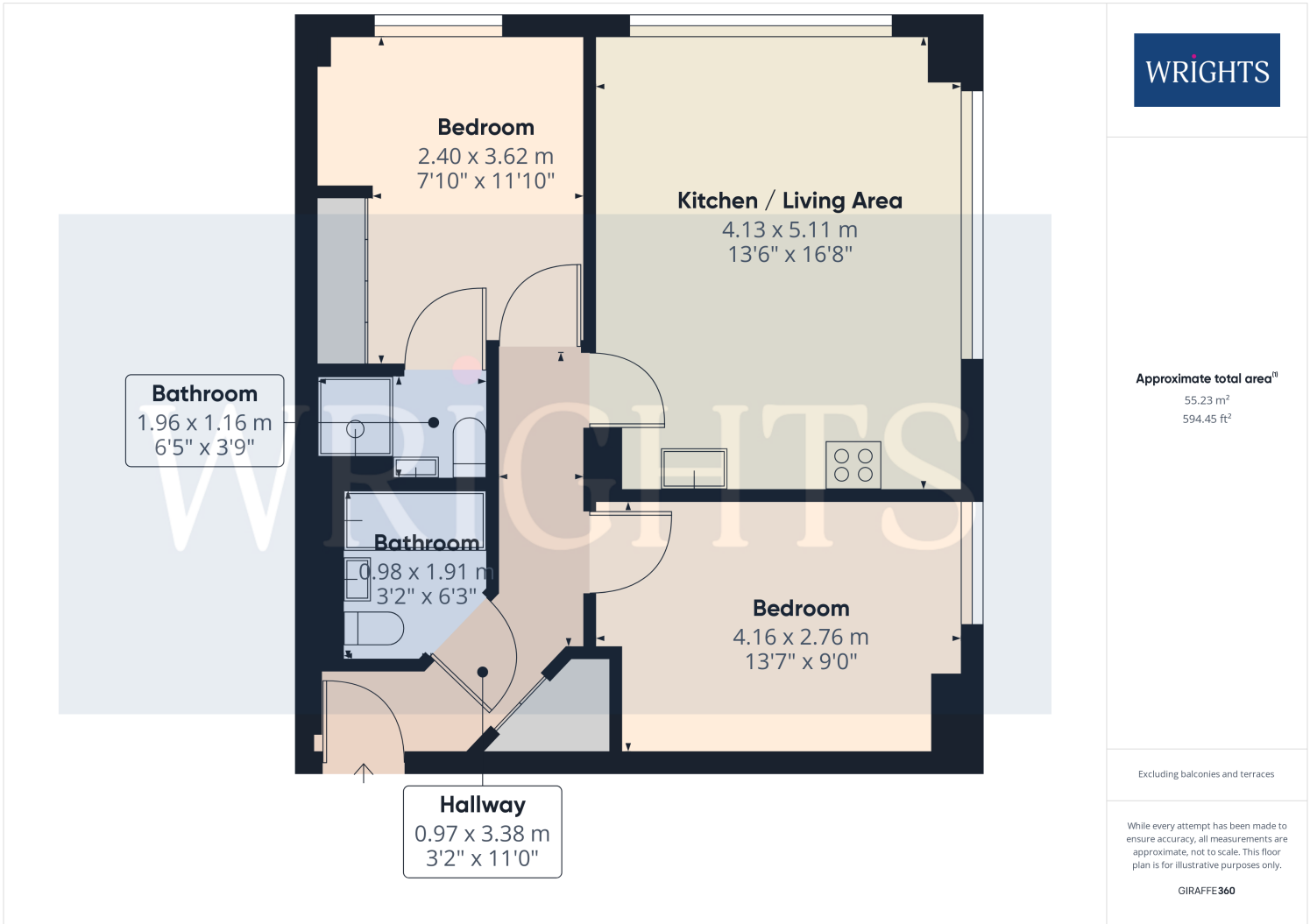
£1,941.47

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 favourites including John Lewis, 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, Megans 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.



FLOORPLAN & EPC



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	49
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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