



WRIGHTS

# Flat 17 Dakota House, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1GJ

- LARGE CORNER BALCONY
- OPEN PLAN KITCHEN LIVING ROOM WITH A DUAL ASPECT
- SOUTH FACING PLOT
- EN-SUITE TO THE PRINCIPAL BEDROOM
- NHBC WARRANTY REMAINING
- LIFT TO ALL FLOORS AND PRIVATE PARKING
- ONE OWNER FROM NEW
- STORAGE CUPBOARD PLUS UTILITY CUPBOARD
- STONES THROW FROM THE MAINLINE STATION

WRIGHTS

AVAILABLE WITH SHARES FROM 75%  
Wrights of W & C

36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com



## PROPERTY DESCRIPTION

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100% SHARE WITH SHARES AVAILABLE FROM 75%. A fantastic and unique opportunity to buy this stunning, spacious and contemporary FIRST FLOOR, TWO DOUBLE BEDROOM TWO BATHROOM apartment. Built by Chase New Homes on the exclusive 'Times Square' development. The apartment is tastefully decorated with selected off plan extras. THE BEST FINISH WE HAVE SEEN! PRIVATE ALLOCATED PARKING BAY. 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: EN-SUITE, PRIVATE WRAP AROUND BALCONY, energy efficient, video secure entry system and LIFT TO ALL FLOORS. Landscaped garden and benefits from a LONG LEASE. NHBC WARRANTY REMAINING. The development benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London King's Cross and Moorgate in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the development. An investor could achieve in the region of £1300.00 pcm.



## ROOM DESCRIPTIONS

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### INTRODUCING 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. The central building has an iconic atrium, which provides a comfortable meeting area bathed in natural light, with a concierge service. The site is conveniently located a mere 8 minute walk from the town centre.

### ABOUT THE PROPERTY

This is the most beautiful, tranquil third floor apartment bright, light and airy with floor to ceiling windows. High ceilings give these rooms an air of elegance and sophistication. A generous entrance hall with security intercom, utility cupboard with the bonus of two further storage cupboards. The main living space is the most charming area to socialise in. An open plan fitted kitchen with grey units and generous work surfaces with over. There is a designated dining area and then onto the cosy lounge which has a dual aspect with french doors leading out to the large wrap around terrace overlooking the play park below. Noting the far reaching views over Tewin and Hertfordshire's rolling countryside.

### CONTINUED

The principal bedroom is simply stunning, large windows to the southerly aspect and the bonus en-suite has been finished off to a high standard with a double shower cubical, wc and wash hand basin. The second bedroom is a good size, this room will easily fit a king size bed. Another high spec bathroom is off the hallway. Outside there is a play park and communal lawn. A parking bay to the front of the block which is accessed via the private driveway.

### ENTRANCE HALL

### OPEN PLAN KITCHEN LIVING ROOM

### BEDROOM ONE

### EN-SUITE

### BEDROOM TWO

### BATHROOM

### PARKING ARRANGEMENTS

Allocated parking bay for one car, additional visitors bays (subject to permit).

### LEASE INFORMATION

Lease: 120 Years Remaining  
Service charges: £152.98 Per Month.  
Ground Rent: £150 Per annum.

### COUNCIL TAX BAND C

£1941.47

### WHAT THE OWNERS SAY

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City bears the legacy of Sir Ebenezer Howard, who founded the town in the 1920s and developed it into a designated new town in 1948. Conceptualized as a harmonious blend of urban conveniences and rural tranquility, Welwyn Garden City offered residents an escape from the hustle and bustle of overcrowded cities to a haven of sunshine, leafy lanes, open countryside, and inviting cafes. The town's design emphasized creating a healthy and vibrant environment for its inhabitants. Today, Welwyn Garden City's town centre stands as a vibrant hub teeming with activity and features an array of shops to cater to various tastes and needs. The focal point is the Howard Shopping Centre, home to popular high street retailers like John Lewis, complemented by convenient supermarket options including Waitrose and Sainsburys on the town's outskirts. Additionally, a charming cinema venue offers the latest film releases for entertainment seekers.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>	<b>85</b>	<b>85</b>
(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	

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