



# Flat 33 Liberty House, Bessemer Road, Welwyn Garden City, Hertfordshire, AL7 1FU

- CHAIN FREE
- CLOSE TO TOWN AND AMENITIES
- WALKING DISTANCE TO MAINLINE STATION
- LONG LEASE
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING





## PROPERTY DESCRIPTION

Enjoy the best of modern living in this stunning luxury development, featuring elegant Art Deco architecture. The property is an excellent opportunity for first-time buyers or an investor. The apartment is move-in ready, beautifully decorated in neutral tones, and boasts two generous double bedrooms. It includes lift access to all floors and inviting communal spaces that promote a sense of community and comfort

Conveniently located within walking distance to the mainline station, you can reach Kings Cross in just 28 minutes. Essential amenities like Tesco's HQ and an express shop are just a stone's throw away, enhancing daily convenience.

Additional highlights include a long lease and private parking, perfect for ease of living and commuting. Whether you're looking for your first home or a solid investment, this property is a must-see to truly appreciate its noteworthy features. Energy rating is a D.



## ROOM DESCRIPTIONS

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### ABOUT THE PROPERTY

This is a sophisticated and airy apartment offering stylish living. Enter Liberty House into the grand entrance with a staircase and lifts to all floors. 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 all doors leading off secure telephone/video entry. Storage cupboard housing the Heatrae Sadia Electromax combi boiler, the Vent-Axia ventilation system . The open plan living room is a very sociable space, a large window flooding the room with light. The kitchen has a range of fitted cabinets with integrated oven, hob and extractor hood and washing machine. Space for a fridge freezer.

### CONTINUED

The bathroom is fitted with a contemporary white suite and has ceramic tiles . Two double bedrooms, both carpeted. The communal areas are kept to a very high standard . Allocated external parking bay plus permitted visitors bays.

### 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.

### COUNCIL TAX BAND C

£2 220

### LEASE INFORMATION

Length of lease 116 years left.


Service Charge: £143.09 per month (£1717 per annum)

Includes ground rent.

### 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, 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	61	61
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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