

Connells

Dakota House Bessemer Road
Welwyn Garden City

Dakota House Bessemer Road
Welwyn Garden City AL7 1GJ

for sale
£315,000







Property Description

A well-presented ground floor apartment situated within the popular Times Square development, conveniently located just a 10-15 minute walk from the town centre and train station.

This spacious home offers two double bedrooms, both benefiting from impressive floor-to-ceiling windows that provide an abundance of natural light. The principal bedroom features a modern en-suite shower room, complemented by a separate family bathroom.

The property boasts a bright and contemporary open-plan living, dining and kitchen area, creating an ideal space for both relaxing and entertaining. Outside, residents can enjoy a private terrace, perfect for outdoor seating and al fresco dining.

Further benefits include an allocated parking space and excellent access to local amenities and transport links.

Ideal for first-time buyers looking to step onto the property ladder in a sought-after location.

Buyers Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







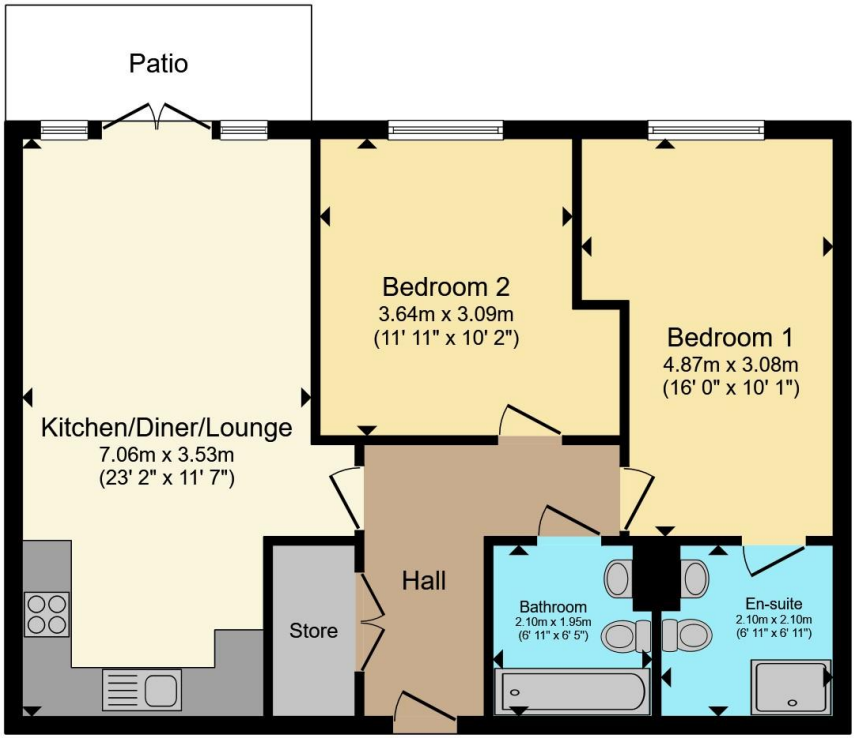









D33
D32



Total floor area 70.0 m² (753 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: B

Council Tax Band: C

Service Charge: 1986.72

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307894

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.