



Estate Agents • Lettings • Land & New Homes



Woolworth House Bessemer Road, Welwyn Garden City, AL7 1GR

£99,000

****SHARED OWNERSHIP OPPORTUNITY**** Option to buy 30% Share.

This immaculately presented two bedroom apartment comprises an entrance hall, utility storage area or storage cupboard, an open-plan kitchen and lounge area which leads onto a fantastic sized balcony, two large bedrooms, and a bathroom with a shower over the bath.

The property also benefits from an allocated off-street parking space, which you can view from your apartment and access to communal areas and gardens.

In high demand, please call Lanes Estate agents to book your viewing slot now.



Lounge / Open Plan Kitchen

25'6 max x 12 (7.77m max x 3.66m)

Bedroom One

13'9 x 8'4 (4.19m x 2.54m)

Bedroom Two

13'9 x 7'3 (4.19m x 2.21m)

Energy Efficiency Rating		Current	Target
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>			
		85	85
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
<i>Very environmentally friendly - lower CO2 emissions</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not environmentally friendly - higher CO2 emissions</i>			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with iMetrix® ©2024

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



2 Market Street, Hertford, SG14 1BD

Tel: 01992 582 000 Email: he@lanesproperty.co.uk www.lanesproperty.co.uk

