

SOLD STC



Layton Street, Welwyn Garden City

2 Bedrooms, 1 Bathroom, Apartment

Guide Price £245,000



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GUIDE PRICE **£245,000**

- CHAIN FREE!
- Two Bedroom Ground Floor Apartment
- Share of Freehold
- Allocated Parking
- Close to local Amenities



SUMMARY

This **CHAIN FREE** ground floor two bedroom flat is ideally situated within walking distance of Welwyn Garden City town centre and mainline train station. The property benefits from a share of freehold and comprises of entrance hall, lounge, kitchen, bathroom, and allocated parking, and would be an ideal purchase for both First Time Buyers or Investors. WGC Town Centre features John Lewis, Waitrose, Sainsburys and a number of restaurants, coffee shops and independent retailers. Viewing is **HIGHLY RECOMMENDED!**

HALLWAY

Laminate floor, entry-phone system, airing cupboard, coving, ceiling light.

LOUNGE 18' 3" x 14' 6" (5.55m x 4.42m)

Laminate floor, radiator, double-glazed window to front aspect with window blind, two ceiling lights.

KITCHEN 9' 1" x 7' 11" (2.77m x 2.41m)

Tiled floor, a range of wall and base units with laminate work surfaces, stainless steel sink with mixer tap, integrated oven and hob, fridge-freezer and washing machine, part-tiled walls, double-glazed window with window blind, ceiling light.

BEDROOM ONE 10' 8" x 8' 11" (3.25m x 2.72m)

Carpet, radiator, double-glazed window with window blind, ceiling light.



BEDROOM TWO 9' 1" x 7' 11" (2.77m x 2.41m)

Carpet, radiator, double-glazed window with window blind, ceiling light.

BATHROOM

Tiled floor, white bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, sink with mixer tap, low-level flush WC, part-tiled walls, obscure double-glazed window, ceiling light.

OUTSIDE SPACE

Allocated and visitor parking, communal grounds.





Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	75 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Approximate Gross Internal Area
52.7 sq m / 567 sq ft

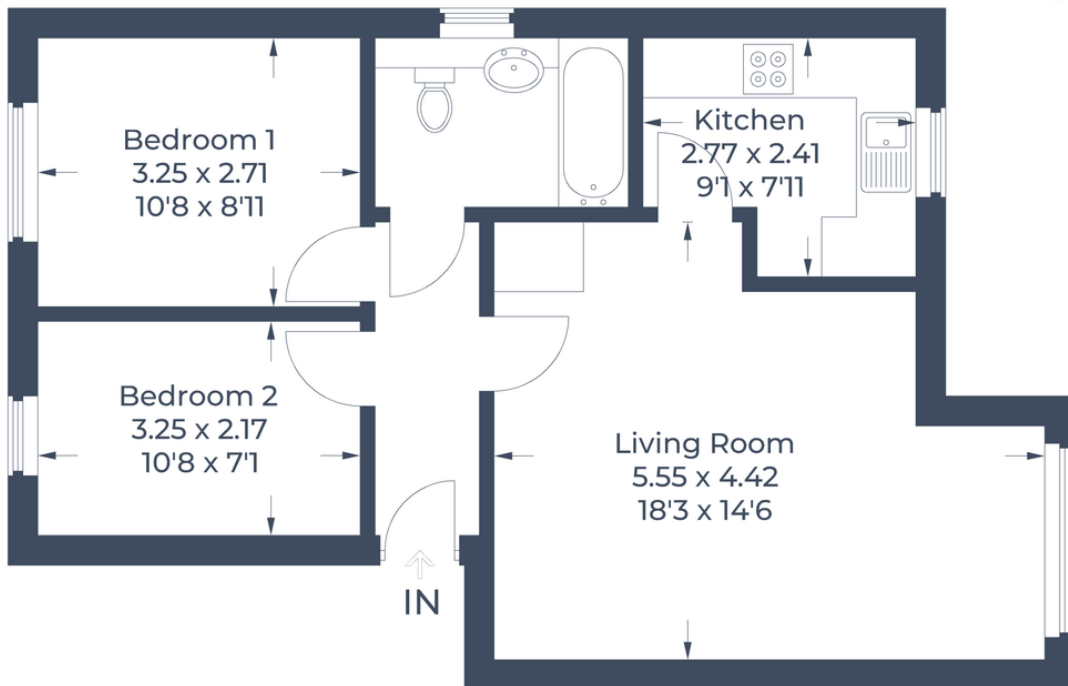


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