

FOR SALE



One Bedroom Apartment, Layton Street, Welwyn Garden City

ASKING PRICE OF £235,000





**One Bedroom One Bathroom
Apartment
Layton Street, Welwyn Garden City
ASKING PRICE OF £235,000**

- Well Presented one-bedroom modern first Floor Apartment
- Share of Freehold
- Potentially Chain Free!
- Secure Entry-Phone System
- Close to local Amenities
- Perfect for First-Time or Investment Buyers
- Walking distance to Town Centre and Train Station

SUMMARY

Martin & Co welcome to the market this well-presented first floor Apartment which includes a 'share of freehold', and is situated in the popular and convenient Layton Street location. The property has been maintained to a high standard, and comprises of hallway, a spacious lounge/diner, kitchen, bathroom, double bedroom, and parking. The property is in a quiet location, ideally situated within walking distance of the train station and town centre where you will find a variety of restaurants, bars, and a range of shops including John Lewis, Waitrose, and Sainsbury. The property is perfect for either a residential purchase for first-time buyers, or investment buyers. Viewing is highly recommended!!



HALLWAY

Laminate floor, telephone entry-phone system, fuse-box, cupboard housing hot water tank and storage, smoke alarm, ceiling lights, part-glazed door to lounge/diner.

LOUNGE/DINER 10' 4" x 18' 2" (3.15m x 5.55m)

A bright, spacious lounge/ lounge diner featuring laminate floor, radiator, full-length double-glazed windows to front aspect, storage cupboard, wall and ceiling lights, entrance to kitchen.

KITCHEN 6' 1" x 10' 11" (1.85m x 3.33m)

Tiled floor, a range of modern gloss wall and base units with under-display lighting, wooden work surfaces, sink with mixer tap, part-tiled walls, integrated Samsung oven and hob, extractor filter-hood, integrated dishwasher, space for fridge freezer and washing machine, double-glazed window to front aspect, ceiling lights.

BEDROOM 12' 6" x 8' 3" (3.80m x 2.52m)

Carpet, radiator, a range of fitted wardrobes and cupboard space, double-glazed windows to rear aspect with fitted shutters, blackout blinds, and ceiling lights.



BATHROOM 5' 11" x 7' 5" (1.80m x 2.26m)

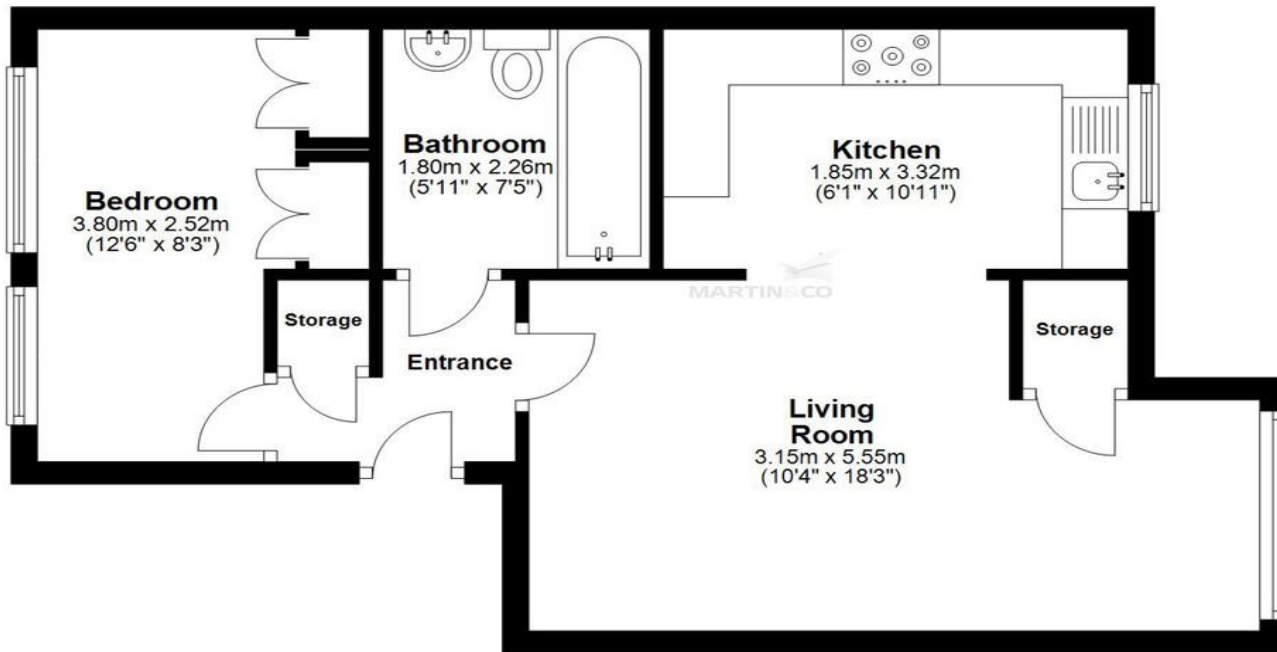
Tiled floor, white bathroom suite comprising panel enclosed bath with electric shower attachment and silver mixer tap, inset sink housed in vanity unit with silver mixer tap, low-level flush WC with concealed cistern, a vast range of white wall and under-storage cupboards with gloss work surfaces, ceiling lights.

EXTERIOR SPACE

Private residents' car park to rear with ample parking, secure bicycle store, and communal gardens.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Plan produce for **MARTIN&CO Estate Agent**

Evolve

www.evolve-uk.co.uk

This floor plan is for illustrative purposes only.
Floor areas (including total floor area) openings are approximate.

TOTAL FLOOR AREA

Sq. meters	39.8
Sq. feet	428.3

Martin & Co Welwyn

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

