



Layton Street, WELWYN GARDEN CITY AL7 4FF

welcome to

Layton Street, WELWYN GARDEN CITY

Situated within a mile of Welwyn Garden City's town centre and close to local primary schools is this spacious two bedroom upper floor apartment ideal for the first time buyer. The apartment boasts the rare quality of an en-suite as well as a three piece bathroom suite. The property benefits from ample living space, integrated kitchen and space for appliances. In great decorative condition throughout. Outside offers communal gardens and parking.



Entrance Hall

Door to front.

Lounge

14' 7" max x 12' 1" max (4.45m max x 3.68m max)
Double Glazed Window to Front, TV Point, Wi-Fi
Electric Radiator, Carpet.

Kitchen

9' 4" max x 8' 8" max (2.84m max x 2.64m max)
Fitted Wall and Base Units, Double Glazed Window
to Front, Sink/Drainer, 1 Bowl Sink, Work Surfaces,
Tiled Splashback, Electric Oven, Electric Hob, Cooker
Hood, Washing Machine, Fridge/Freezer.

Bedroom One

9' 11" max x 14' 4" max + wardrobe (3.02m max x 4.37m
max + wardrobe)
Double Glazed Window to Front, Wi-Fi Electric
Radiator, Carpet.

En-Suite

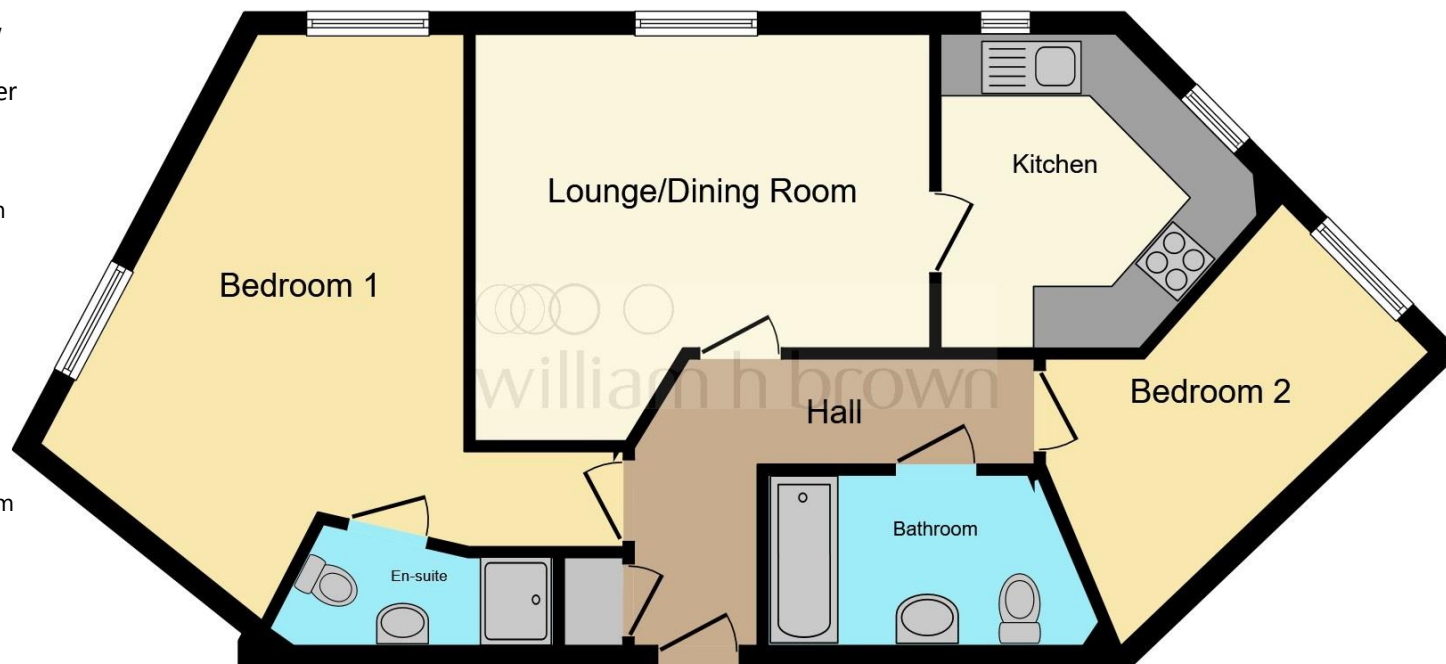
Shower Cubicle, Wash Hand Basin, W/C, Part Tiled,
Wi-Fi Electric Towel Rail.

Bedroom Two

11' 7" max x 6' 2" max + door recess (3.53m max x 1.88m
max + door recess)
Double Glazed Window to Front, Wi-Fi Electric
Radiator, Carpet.

Bathroom

Bath with Mixer Taps, Shower Cubicle, Wash Hand
Basin, Shaver Point, W/C, Part Tiled, Lino Flooring,
Wi-Fi Electric Towel Rail.



Total floor area 64.5 m² (694 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.focalagent.com



check out more properties at williamhbrown.co.uk



welcome to

Layton Street, WELWYN GARDEN CITY

- Two Bedrooms
- En-Suite To Master Bedroom
- Peaceful Location
- Resident Parking
- Communal Garden

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 900.00
Ground Rent: NIL

offers in excess of

£250,000



check out more properties at williamhbrown.co.uk

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Dec 2002. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109189 - 0004

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the
postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk