



# 54, Dawley

Welwyn Garden City,  
Hertfordshire, AL7 1DZ  
Guide Price £190,000

**COUNTRY PROPERTIES**  
PART OF HUNTERS



**CHAIN FREE!!** This one bedroom, ground floor apartment with communal parking has been recently re-furbished throughout.

- Chain Free!!
- Ground Floor Apartment
- One Bedroom
- Recently Re-furbished Throughout
- Communal Parking

## GROUND FLOOR

### Entrance Hall

Entry via part glazed UPVC door with obscure glass leading through to the entrance hall. Grey laminate flooring throughout. Door to storage cupboard housing the RCD, electric meter and power sockets. Radiator with thermostatic control. Ceiling spot lights with dimmer switch. Door to bedroom, bi-fold door to bathroom. Archway through to the living room and archway through to the kitchen.

### Living Room

Double glazed window to the side aspect. Continuation of the grey laminate flooring. Power sockets. Radiator with thermostatic control. Dimmer switch. Ceiling spot lights.

### Kitchen

A fully fitted kitchen with a range of matching wall and floor cabinets with a laminate work top over, inset with a stainless steel sink unit with drainer to side. Tiled splash back. Gas four burner hob with stainless steel splash back with extractor over. Integrated oven. Integrated washing machine. Under counted fridge with small freezer compartment. Radiator with thermostatic control. Vaillant gas central heating boiler. Ceiling spot lights. Double glazed window to the front aspect.



## Master Bedroom

Double glazed window to the side aspect. Radiator with thermostatic control. Built-in storage cupboards. Dimmer switch. Ceiling spot lights.

## Family Shower Room

Comprising of a re-fitted shower room with walk-in shower cubicle with rain fall shower head. Low level WC. Wash hand basin with chrome taps. Heated towel rail. Ceiling spot lights. Double glazed window with obscure glass to the front aspect.

## Agents Note:

Council Tax: Band B

Property Tenure: Leasehold

Length of Lease: 125 Years from 23/08/1993 with 96 Years Remaining

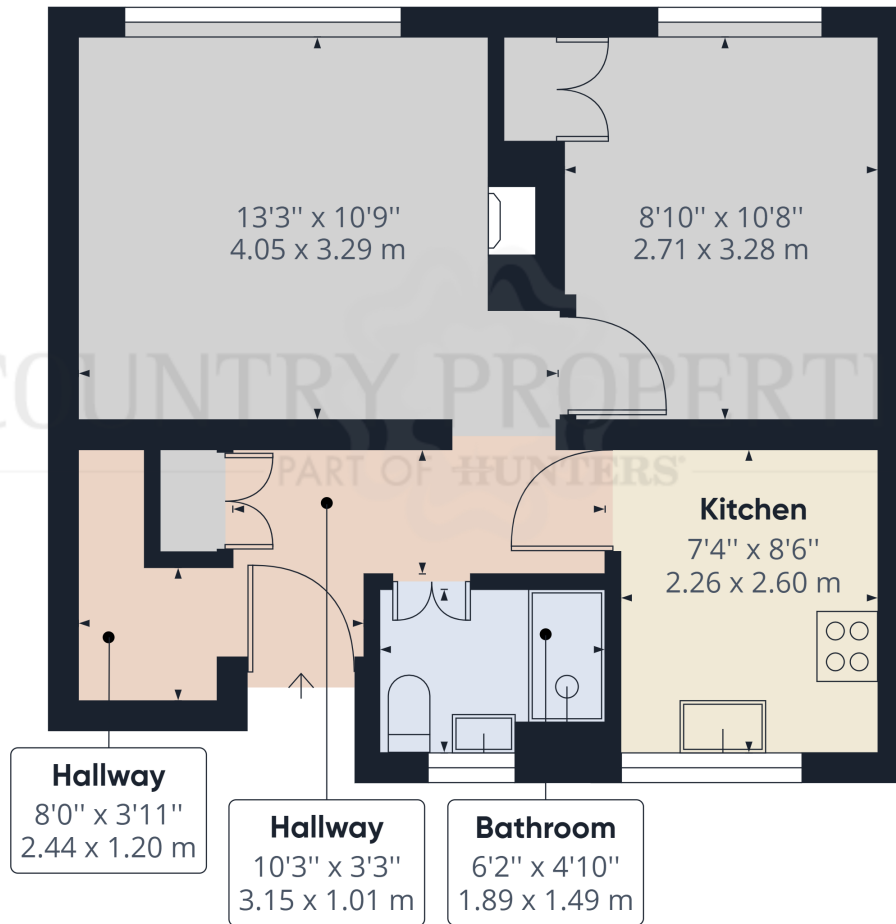
Ground Rent: £ 10.00 PA

Service Charge: £ 492.00 (01/04/2021 to 31/03/2022)

Risk of Flooding: Very Low

UPRN: 100080974241





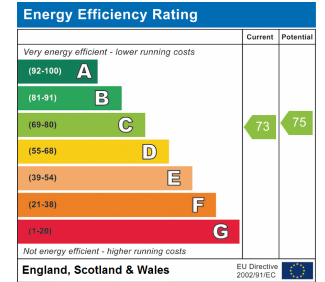
Approximate total area<sup>(1)</sup>

407.24 ft<sup>2</sup>  
37.83 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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