



15, Layton Street

Welwyn Garden City,
Hertfordshire, AL7 4FE
Guide Price £237,500

country
properties

MODERN TWO BEDROOM FLAT CLOSE TO SHOPS AND AMENITIES OFFERED CHAIN FREE. This property has been let out for a few years but has been well maintained and so is offered chain free.

- Chain Free
- First Floor Apartment
- Two Bedrooms
- Door Entry Telephone System
- Ample Parking
- Well Presented Modern Flat
- Leasehold - 77 years remaining current owner looking to extend.

First Floor

Communal Entry Hall

Communal entry door with entry system, stairs to first floor and access to letter boxes.

Entrance Hall

Front door with peephole leading into entrance hall with multi pane glazed door leading through to living room, doors to bedrooms and bathroom, further storage cupboard with pre lagged hot water tank and slatted shelving over, cold water tank above.

Living/Dining Room

Upvc Georgian style double glazed window to front, electric storage heater, television and telephone points.

Kitchen

Laminate roll edge worktop with cream fronted cupboards above and below, stainless steel 1 ½ bowl sink unit with mixer tap over, integrated electric oven with four burner electric hob over and extractor above. Space for tall fridge freezer, space and plumbing for automatic washing machine, ceramic wall tiling, UPVC double glazed Georgian style window to front.

Master Bedroom

UPVC double glazed window to rear. Electric storage heater.



Bedroom Two

UPVC double glazed window to rear. Electric convector heater.

Bathroom

A white suite comprising of a panel bath with mixer tap and shower attachment, wash hand basin inset within a tiled vanity worktop, low level WC with dual flush concealed cistern, wall mounted shaver point, extractor point, wall mounted electric heater, ceramic wall tiling, vinyl flooring.

Outside

Communal areas and parking

Outside the property benefits from some communal grounds and parking area, the property benefits from one allocated parking space.

Agents Notes

Tenure - Leasehold 77 Years Remaining, Owner Looking To Extend.

Council Tax Band - C £1978 P.A to March 2025.

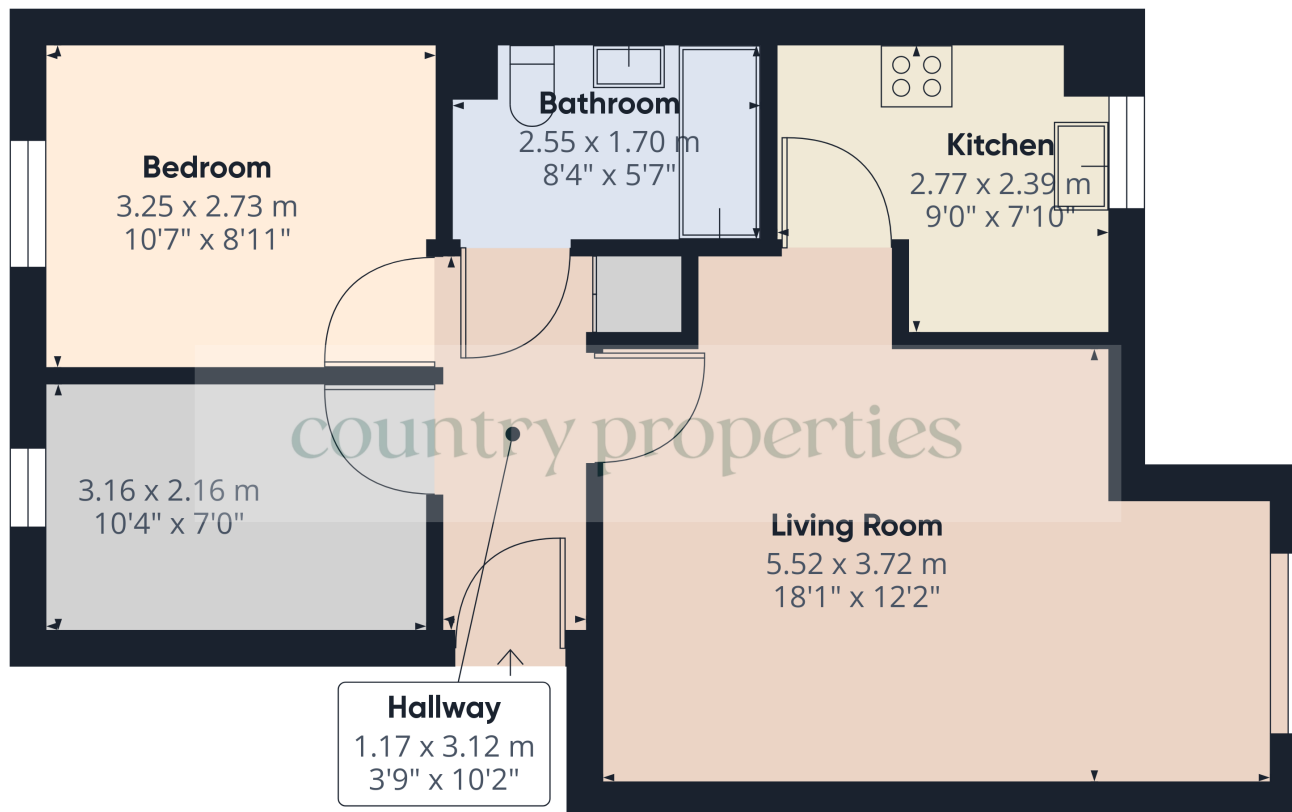
EPC Rating: B

Service Charge :£750 P.A till 2025.

Water: £250 P.A till 2025.

Ground Rent £125 P.A.





Approximate total area⁽¹⁾
50.31 m²
541.51 ft²

(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.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	84
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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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