



# 15, Layton Street

Welwyn Garden City,  
Hertfordshire, AL7 4FE  
Guide Price £245,000

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.

- First Floor Apartment
- Two Bedrooms
- Door Entry Telephone System
- Ample Parking
- Well Presented Modern Flat
- Chain Free

#### 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.

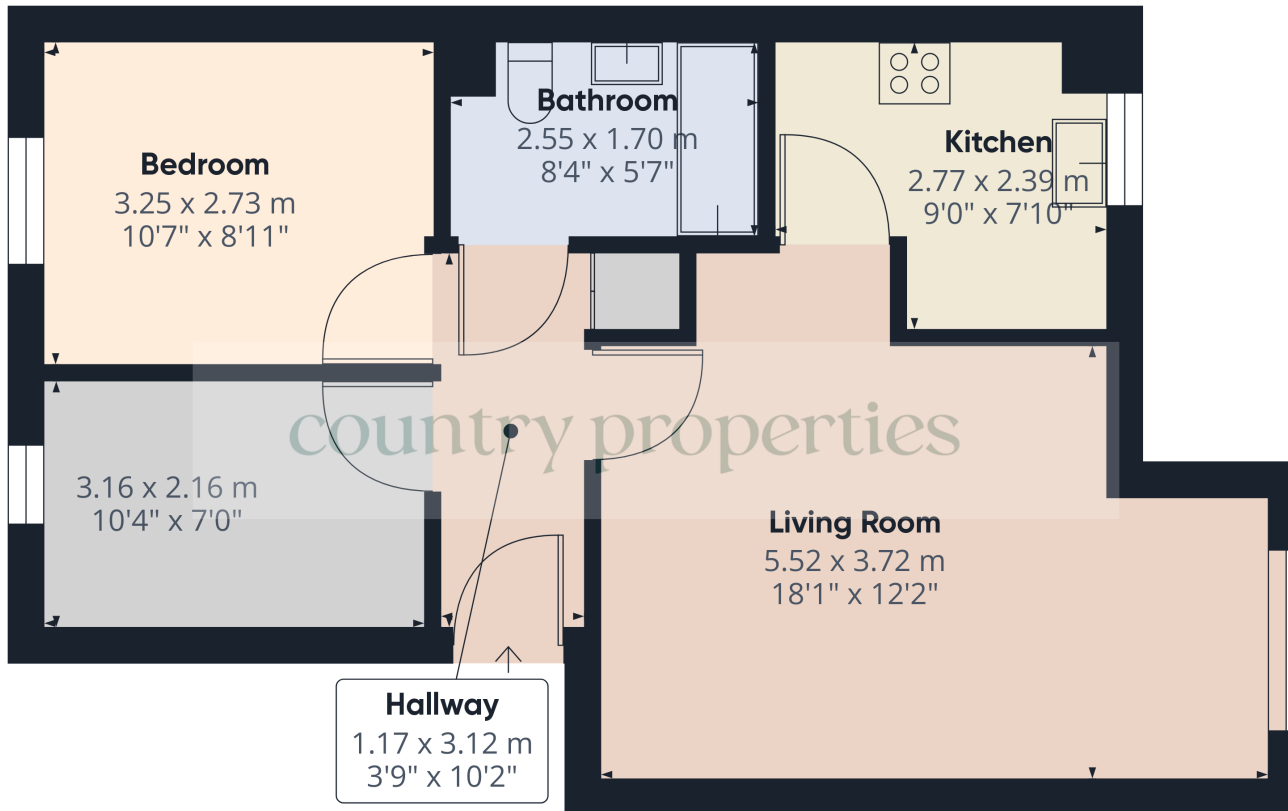
### Bathroom

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.



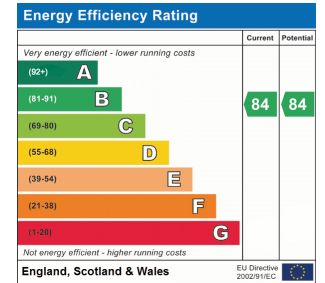


Approximate total area<sup>(1)</sup>  
 50.31 m<sup>2</sup>  
 541.51 ft<sup>2</sup>

(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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