

**FOR SALE**



**One Bedroom, One Bathroom Apartment**

**Ludwick Way, Welwyn Garden City**

**ASKING PRICE OF £215,000**

**MARTIN&CO**



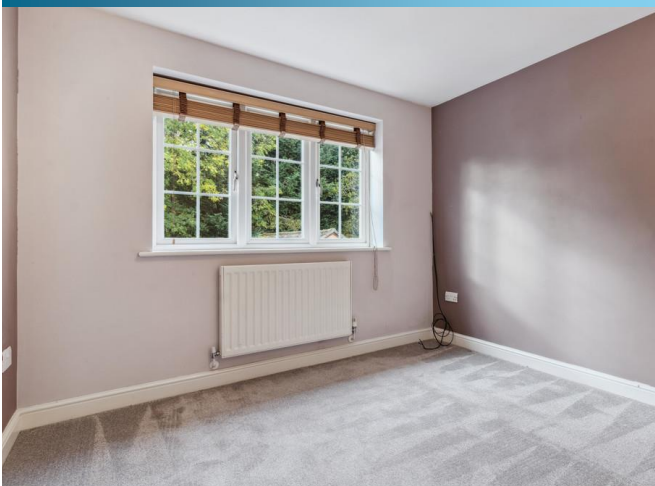
## One Bedroom, One Bathroom

### Apartment

Ludwick Way, Welwyn Garden City

ASKING PRICE OF **£215,000**

- One Bedroom First Floor Apartment
- Share of Freehold
- Resident Parking
- Situated within walking distance of the Town Centre and Train Station
- Gas Central Heating
- Close to good local amenities



### SUMMARY

This well-presented modern one-bedroom Apartment, with a share of freehold, is located within walking distance of the Town Centre, Train Station, and other local amenities. This first-floor property benefits from a spacious lounge, new kitchen and boiler, double glazing, and a modern bathroom. Outside, the property offers communal gardens and parking. The Town Centre features John Lewis, Waitrose, Sainsburys, and a variety of retailers, cafes, bars, and restaurants. The Train Station has fast links to London Kings Cross within approximately 25 minutes. The property would be a perfect opportunity for a First-Time or Investment Buyer!

### ENTRANCE HALL

Laminate floor, radiator, telephone entry-phone system, cupboard housing utility meters with storage and hanging space, smoke alarm, inset LED ceiling lights.

### LOUNGE 15' 0" x 10' 9" (4.57m x 3.28m)

Carpet, double radiator, double-glazed window to rear aspect, fitted blind, ceiling lights.



**KITCHEN 10' 9" x 6' 0" (3.28m x 1.83m)**

The kitchen which was installed in June 2022, features tiled floor, radiator, a range of grey wall and base units, wooden work surfaces, stainless steel sink with mixer tap, integrated fridge and Zanussi oven and hob with extractor filter-hood over, space for washing machine, part-tiled walls, double-glazed window to rear aspect, inset LED ceiling lights.

**BEDROOM 10' 9" x 9' 10" (3.28m x 3.00m)**

Carpeted, double radiator, double-glazed window to rear aspect, fitted blind, ceiling lights.

**BATHROOM 6' 0" x 5' 8" (1.83m x 1.73m)**


Tiled floor, heated towel rail, white bathroom suite comprising panel enclosed bath, with shower screen and silver mixer tap, sink housed in vanity unit with silver mixer tap, low-level flush WC, part-tiled walls, double-glazed obscure window to side aspect, extractor fan, inset LED ceiling lights.

**EXTERNAL SPACE**

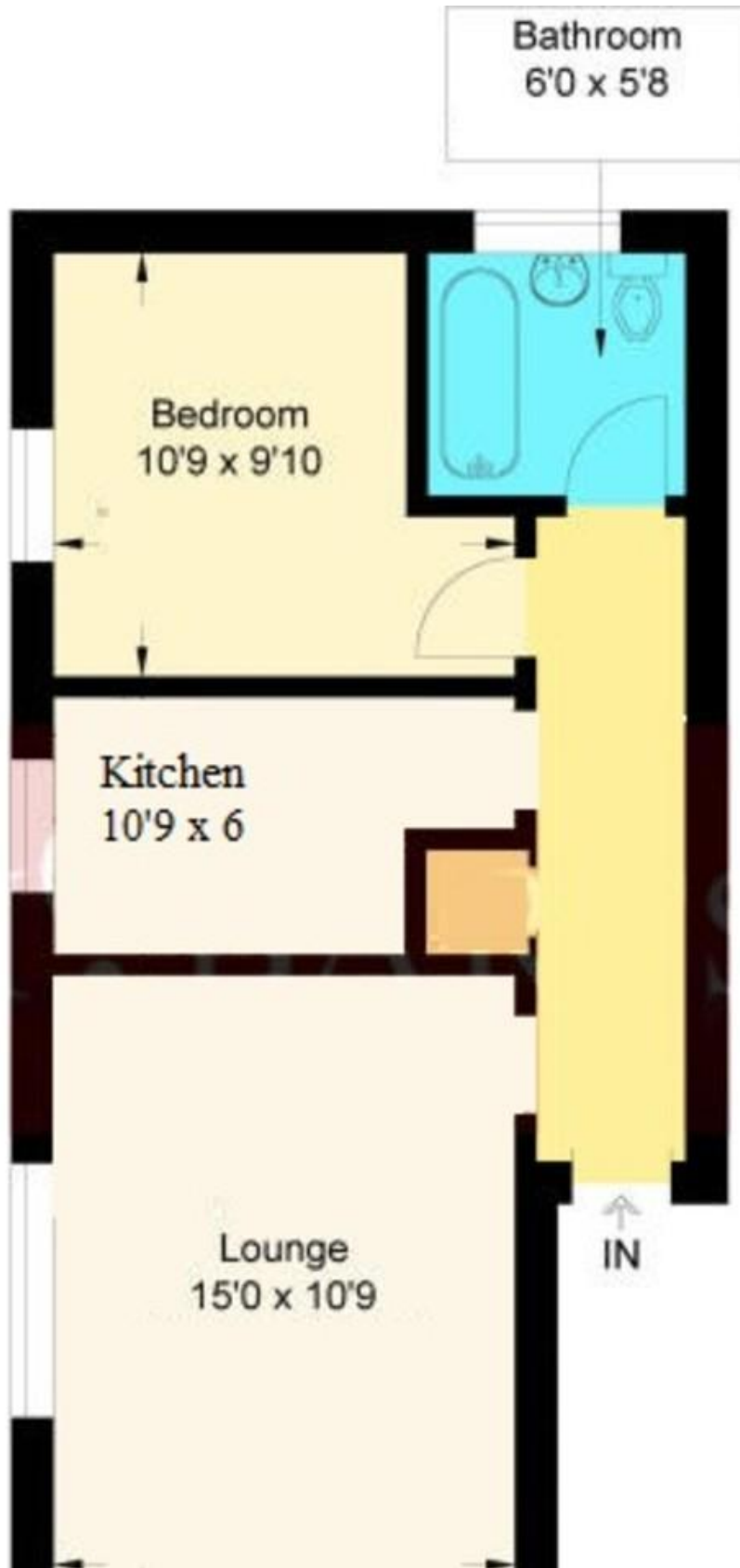
Resident parking, communal gardens.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	81
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	





**Martin & Co Welwyn**

16 Howardsgate • Welwyn Garden City • AL8 6BQ  
 T: 01707 334576 • E: welwyn@martinco.com

**01707 334576**

<http://welwyn.martinco.com>



**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.

**Ludwick Way, AL1 3QE**  
 Approximate Gross Internal Floor Area: 59.56 sq m / 642.17 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

