



Flat 6, Oaklands Court

Canonsfield Road, WELWYN,
Hertfordshire, AL6 0GD

Guide Price **£310,000**

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properties

Located on this highly popular small gated development this nicely presented first floor apartment, offers two bedrooms the most having an ensuite shower room, entry lift, fitted kitchen and a westerly facing balcony. It also benefits from gas central heating and two allocated car standing spaces. It is literally within a stones throw of the Oaklands parade of shops, close to bus services, and popular local. The main line stations can be found at Knebworth, Welwyn North and Welwyn Garden city. Junction 6 of the A1m is just a short drive away.

Ground floor

Main reception hall

Entry phone system providing access to main reception hall, stairs to first floor hall, access to lift.

First floor landing

Entrance door to apartment.

Hall

Entrance door to hall with built in cupboard, radiator, further built in cupboard.

Bedroom One

11' 7" x 9' 5" (3.53m x 2.87m)

Range of built in wardrobes, radiator, window to side.

Ensuite Shower room

with shower cubicle, pedestal wash basin, wc, Fully tiled floor and part tiled walls, radiator, extractor.

Bedroom Two

11' 6" x 8' 6" (3.51m x 2.59m)

Window to side, radiator.

Bathroom

6' 9" x 6' 4" (2.06m x 1.93m)

White suite consisting of bath with wash basin, wc, part tiled walls and fully tiled floor, radiator, down lighters.



Lounge/dining room

16' 4" x 10' 5" (4.98m x 3.17m)

French doors onto private balcony, views to gardens, two radiators.

Kitchen

10' 5" x 6' 4" (3.17m x 1.93m)

Range of base and eye level cupboard incorporating gas hob with extractor over, fitted oven, integrated fridge and freezer, plumbing for washing machine, window to side, wood style floor, cupboard housing gas fired boiler.

Outside

Communal gardens

There are pretty communal gardens that surround the apartments which are predominately laid to lawn with numerous shrubs and borders.

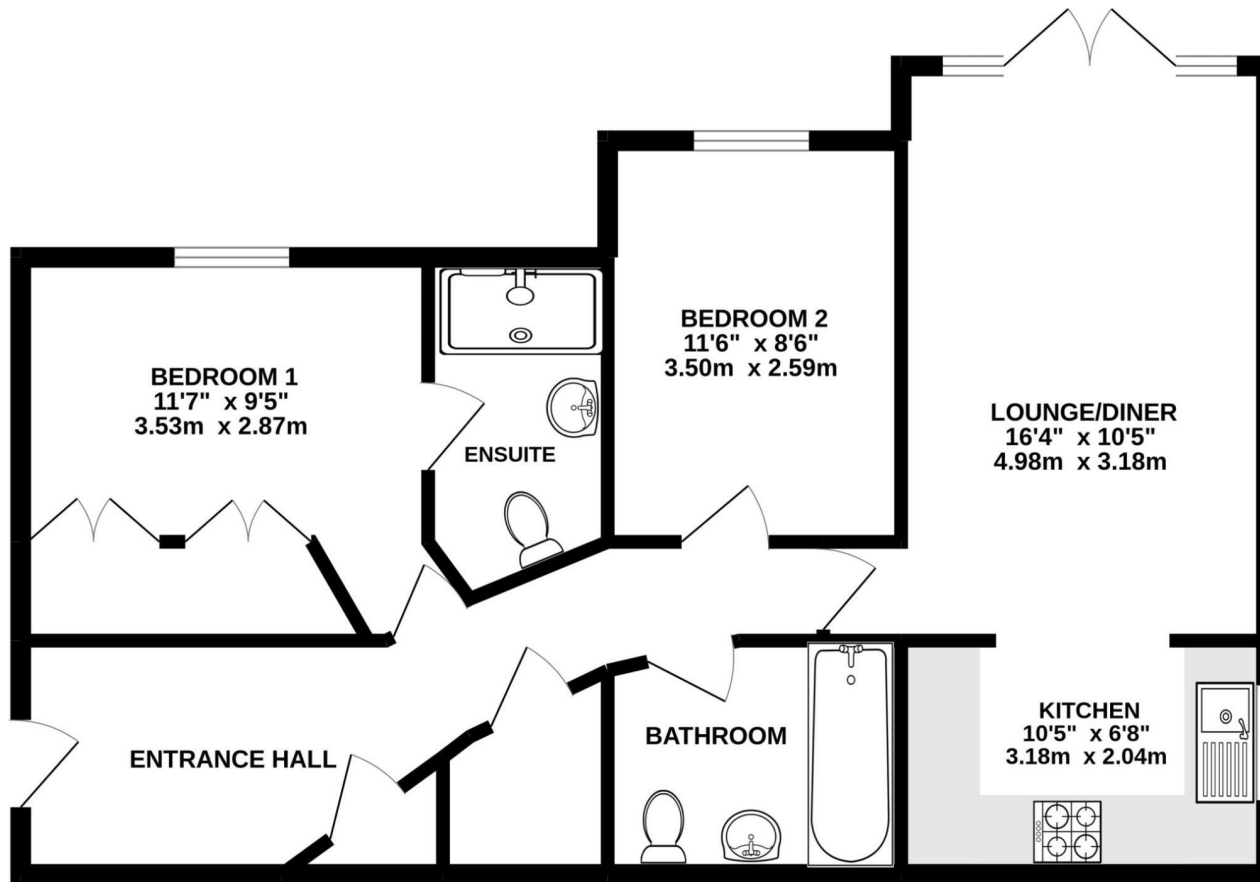
Car standing

There are two allocated car standing spaces, plus visitor parking. Electric gates provide access to Oaklands Court.

Agents notes

Length of lease 993 years remaining. Each owner shares a equal share of the freehold.. Current Service charge £240 pcm





GROUND FLOOR
713 sq.ft. (66.3 sq.m.) approx.

TOTAL FLOOR AREA : 713 sq.ft. (66.3 sq.m.) approx.

This floorplan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

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

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

Viewing by appointment only

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