



Flat 6, Oaklands Court

WELWYN,
Hertfordshire, AL6 0GD
Guide Price £290,000

country
properties

Located on this highly popular small gated development this nicely presented first floor apartment offers two bedrooms the master having an en-suite 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 stone's throw of the Oaklands parade of shops, close to bus services, and popular local pub. The main line stations can be found at Knebworth, Welwyn North and Welwyn Garden city. Junction 6 of the A1[m] is just a short drive away.

- Two bedrooms
- Ensuite shower room to master bedroom
- Electric gated access
- Two allocated car standing spaces
- Westerley facing balcony overlooking communal grounds
- Gas central heating
- Minutes walk of local shops
- Lift & entry phone
- Share of freehold

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

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 cupboards incorporating gas hob with extractor over, fitted oven, integrated fridge and freezer and 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 predominantly laid to lawn with numerous shrubs and borders.

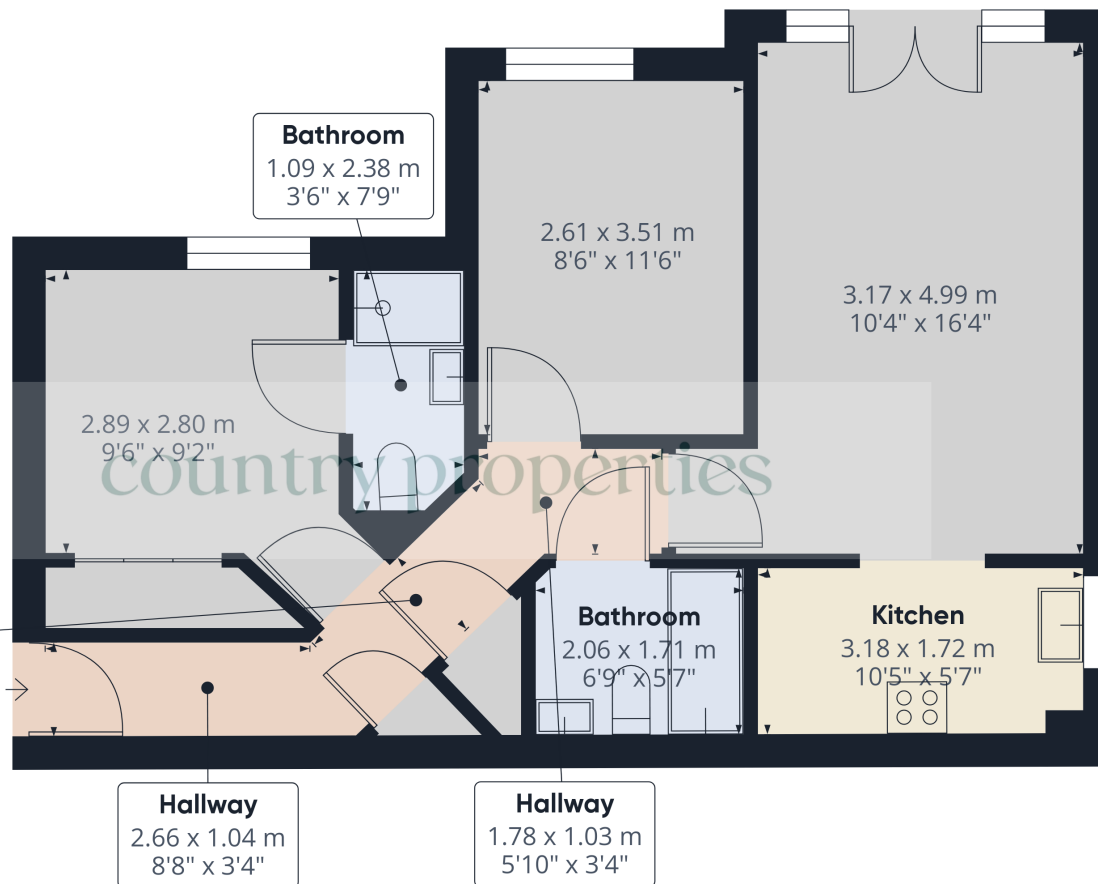
Car standing

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 an equal share of the freehold. Current Service charge £240 pcm



Approximate total area⁽¹⁾56.22 m²
605.14 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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	81
(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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