



Connells

Oaklands Court Canonsfield Road
Welwyn

Oaklands Court Canonsfield Road Welwyn AL6 0GD

for sale offers over
£300,000



Property Description

Connells are pleased to welcome to the market this top floor, 2-bedroom, 2-bathroom apartment situated in this highly sought after gated development in Oaklands Welwyn. This property offers a lift within the block, secure gated parking and within a short stroll local shop.

Entrance Hall

Radiator two cupboards. Intercom.

Lounge

16' 9" x 13' 1" (5.11m x 3.99m)
Double glazed door with balcony.

Kitchen

11' 5" x 8' 9" (3.48m x 2.67m)
Fully fitted kitchen with integrated dishwasher, cooker hood and integrated fridge.

Bedroom 1

9' 8" x 9' 3" plus recess (2.95m x 2.82m plus recess)
Dual aspect double glazed front and side, en suite, radiator, television point.

En Suite

Shower cubicle low level w/c, wash hand basin, double glazed to the side, radiator.

Bedroom 2

9' 8" x 9' 3" plus recess (2.95m x 2.82m plus recess)
Double glazed to the front, radiator, television point, wardrobe.

Bathroom

Part tiled walls, double glazed window, wash hand basin, low level w/c, radiator, bathtub.

Parking

Two parking spaces plus a visitor's space.

Leasehold Information

There is a 991-year lease on this property.











This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
 Band: D

Service Charge:
 2880.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307313

This is a Leasehold property with details as follows; Term of Lease 991 years from 01 May 2017. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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