



**Great North Road, Welwyn AL6 0TA**



**welcome to**

## **Great North Road, Welwyn**

This beautifully presented first floor apartment is ideally located in the desirable Oaklands area of Welwyn, offered to the market CHAIN FREE the property also benefits from allocated parking and 5 remaining years on the NHBC warranty. The property is the perfect investment opportunity or commuter home, just a short drive away from Knebworth, Welwyn North and Welwyn Garden City train stations as well as the A1(M), with local shops, local pub and sought after local schooling a stone throw away. Internally the recently decorated property comprises of entrance hall with storage cupboard, cloakroom, spacious open plan living area with high spec fitted kitchen and French doors to balcony plus two great sized double bedrooms both with en-suites. Further benefits include a ventilation system, cycle store, video entry system and sound engineered windows and doors.



### Entrance Hall

Wooden flooring, storage cupboard, radiator.

### Cloakroom

Tiled flooring, heated towel rail, W/C, wash hand basin.

### Kitchen/ Lounge

17' 7" x 13' 9" ( 5.36m x 4.19m )

Double glazed window to front, French doors to balcony, wooden flooring, integrated dishwasher, induction hob, electric oven.

### Bedroom One

13' 8" x 8' 7" ( 4.17m x 2.62m )

Double glazed window to front, carpet, radiator.

### En-Suite

Tiled flooring, heated towel rail, W/C, wash hand basin, shower cubicle.

### Bedroom Two

12' x 11' 1" ( 3.66m x 3.38m )

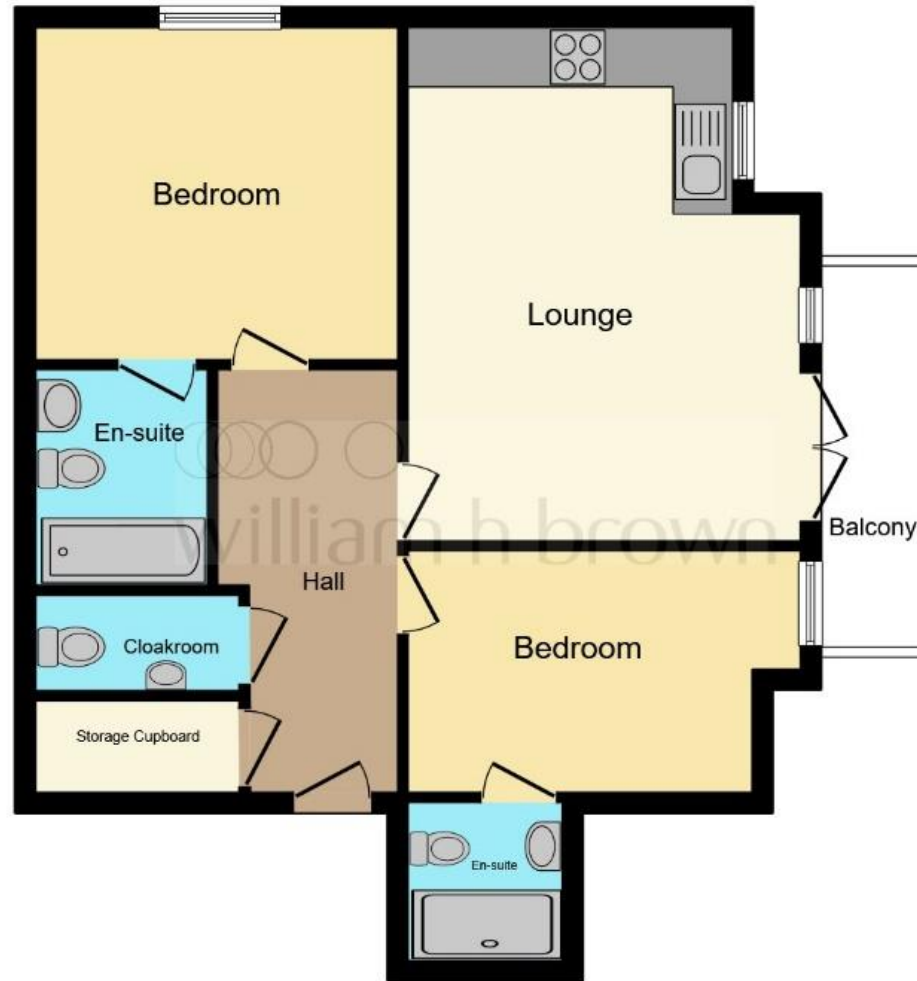
Double glazed window to front, carpet, radiator.

### En-Suite

Tiled flooring, W/C, wash hand basin, bath, heated towel rail.

### Agents Note:

This property will become leasehold on completion.



Total floor area 64.8 m<sup>2</sup> (697 sq.ft.) approx

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](http://www.focalagent.com)



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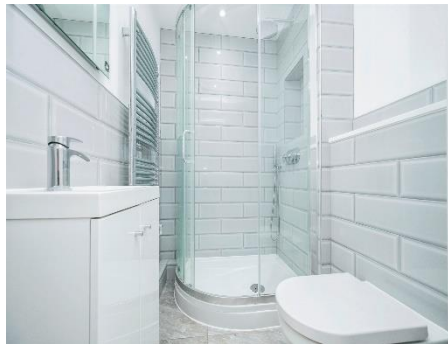
## Great North Road, Welwyn

- CHAIN FREE
- Two Bedroom Apartment
- Allocated Parking
- Two Bathrooms
- 5 Years NHBC Remaining

Tenure: Freehold EPC Rating: B

offers in excess of

**£325,000**



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Please note the marker reflects the postcode not the actual property



Property Ref:  
WGN108473 - 0002

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

  
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