



Connells

Oaklands Court Canonsfield Road
Welwyn



Property Description

Situated within a secure gated development, this well presented two bedroom top floor apartment offers spacious and versatile living, ideal for first time buyers, downsizers or investors.

The property comprises two well proportioned bedrooms, with the main bedroom benefiting from newly fitted carpet, alongside two bathrooms which provide added convenience for modern living. The apartment also features a modern kitchen and a bright living space with access onto a private balcony, perfect for relaxing or entertaining.

A particular benefit of the property is the share of freehold, offering greater long term security and reduced ongoing costs, along with additional usable loft space, ideal for storage.

Further benefits include the gated setting, providing a sense of privacy and security, and a convenient location close to local shops and amenities.

Kitchen

11' 6" x 8' 11" (3.51m x 2.72m)

Lounge

17' x 13' (5.18m x 3.96m)

Bedroom 1

13' 10" x 9' 6" (4.22m x 2.90m)

En-Suite

7' 8" x 3' 8" (2.34m x 1.12m)

Bedroom 2

10' 5" x 8' 11" (3.17m x 2.72m)

Bathroom

7' 8" x 4' 10" (2.34m x 1.47m)

Balcony

10' 3" x 3' 8" (3.12m x 1.12m)

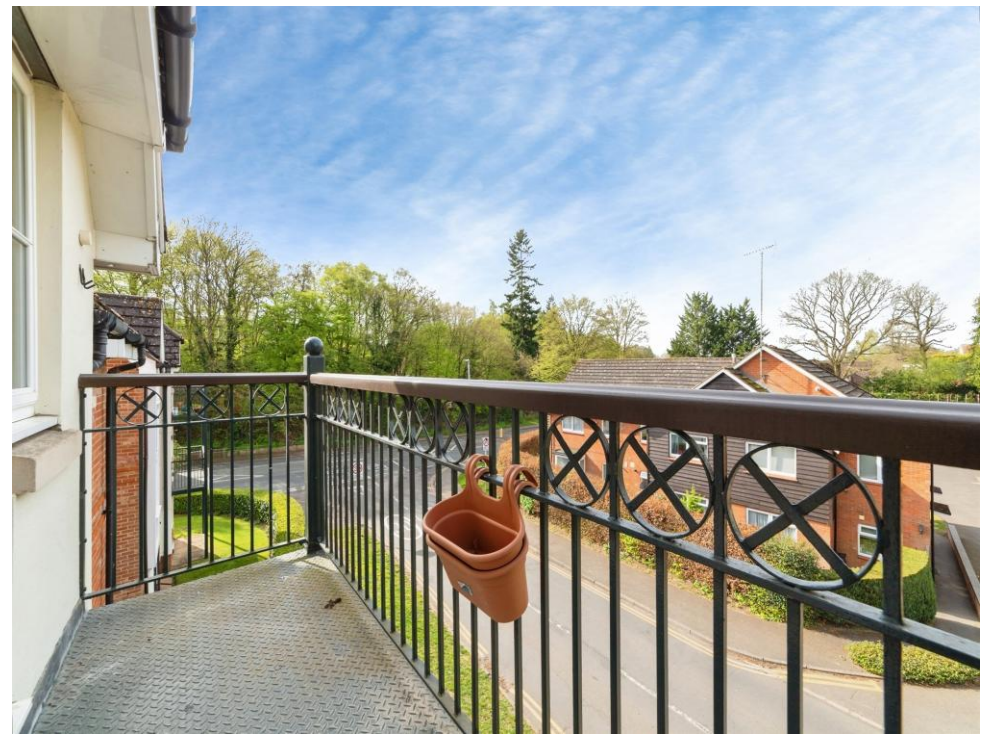
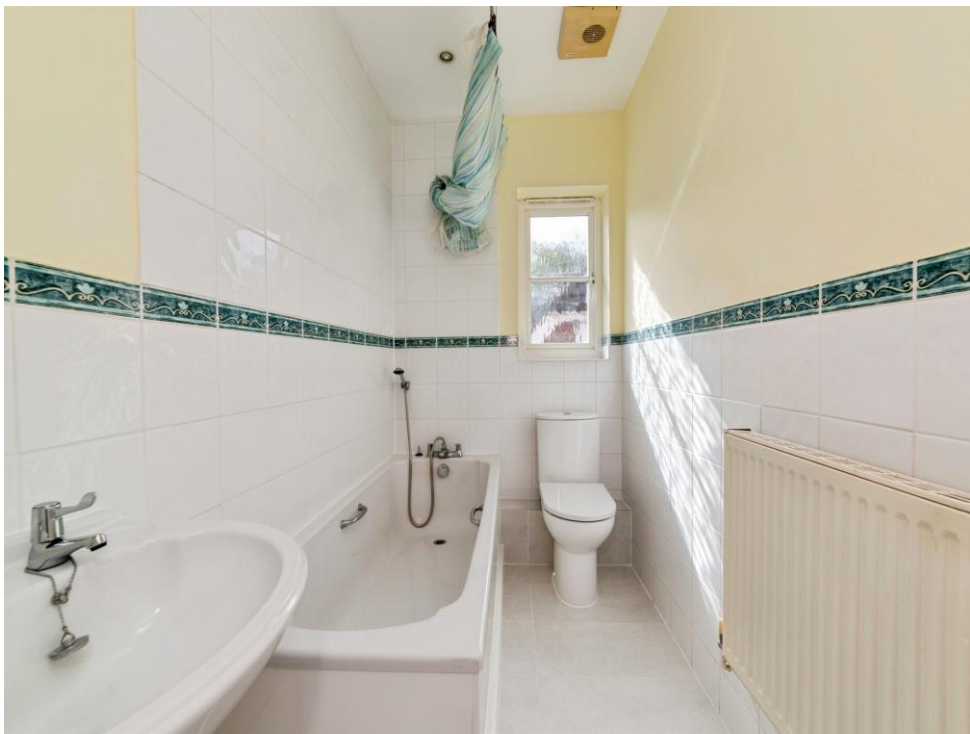
Agents Note

This property is Share of Freehold

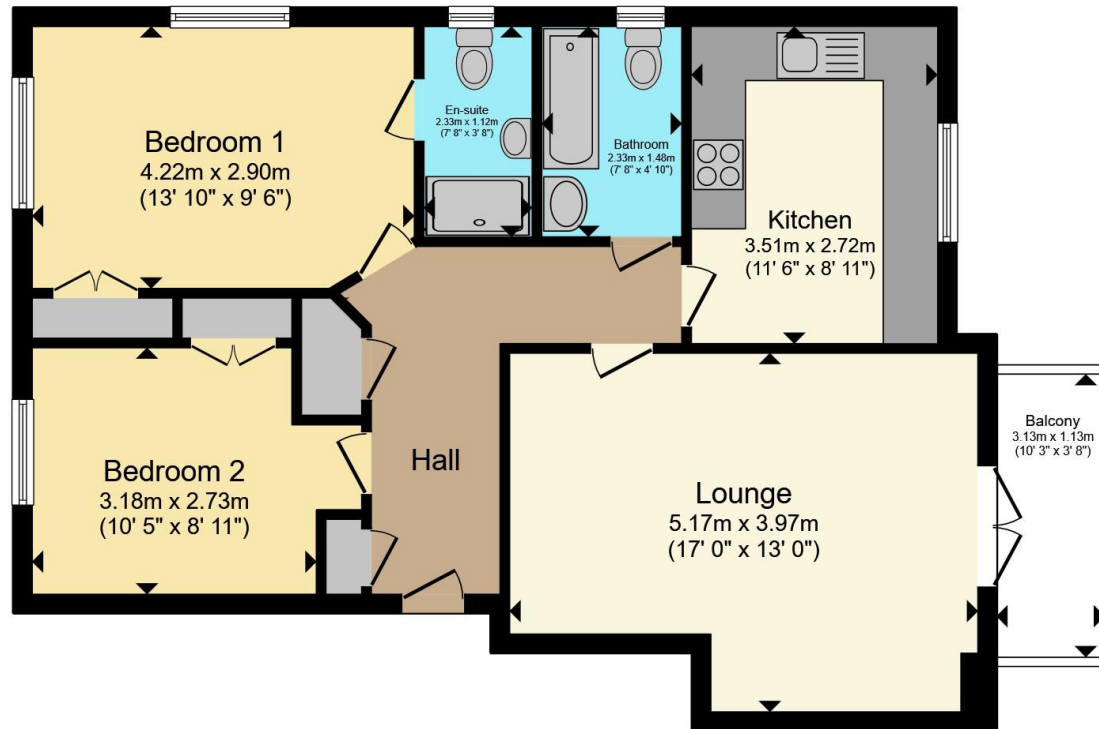
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 68.7 m² (740 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.propertybox.io

Connells

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/WWY307666

This is a Leasehold property with details as follows; Term of Lease 999 years from 13 Dec 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.

Connells Residential is registered in England and Wales under company number 1489613, 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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