



Connells

Oaklands Court Canonsfield Road
Welwyn



Property Description

GUIDE PRICE £400,000 - £425,000

Situated in the highly desirable Oaklands area of Welwyn, this beautifully presented top floor penthouse apartment offers spacious and well maintained accommodation throughout.

The property comprises a generous entrance hall, a bright and spacious living room with access onto a private balcony, and a modern fitted kitchen complete with a range of integrated appliances. There is a particularly large main bedroom with en suite shower room, a well proportioned second bedroom with fitted wardrobes, and a contemporary family bathroom.

The development benefits from secure gated access leading to residents' parking, along with lift access to all floors, adding convenience and accessibility.

Perfectly positioned, the property is within easy reach of local shops, well regarded schools and stunning countryside walks including nearby nature reserves and woodland. Welwyn Garden City town centre and mainline train station are also just a short drive away, along with excellent road links via the A1(M).

A fantastic opportunity to acquire a spacious and stylish home in a prime location, viewing is highly recommended.

Kitchen/ Diner

22' x 9' (6.71m x 2.74m)

Lounge

20' 1" x 16' 8" (6.12m x 5.08m)

Bedroom 1

17' 4" x 10' 8" (5.28m x 3.25m)

En-Suite

7' x 4' 8" (2.13m x 1.42m)

Bedroom 2

11' 5" x 11' 5" (3.48m x 3.48m)

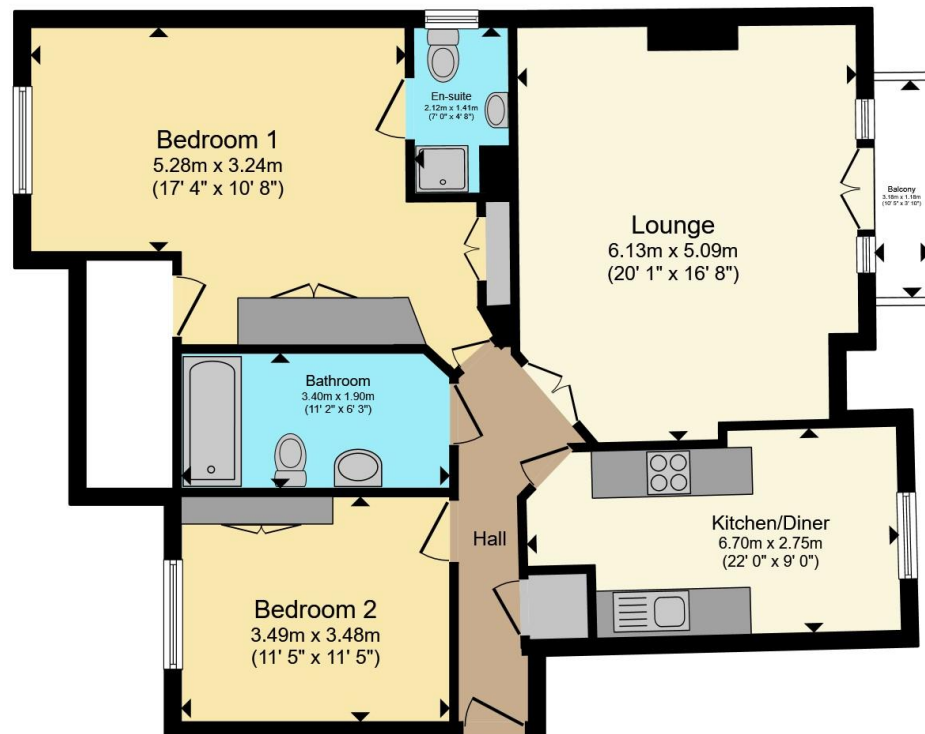
Bathroom

11' 2" x 6' 3" (3.40m x 1.91m)









Total floor area 113.2 m² (1,218 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

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: D Council Tax
Band: E

Service Charge:
2880.00

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307623

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307623 - 0007