

Alexander Bond & Company

Estate Agents | Property Management



Oaklands Court, Welwyn, Hertfordshire, AL6 0GD

Offers In The Region Of £475,000



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8 Oaklands Court

Welwyn, AL6 0GD

- SPACIOUS TOP FLOOR PENTHOUSE APARTMENT
- WELL EQUIPPED QUALITY FITTED KITCHEN WITH APPLIANCES
- SPACIOUS LIVING ROOM WITH BALCONY
- SECURE GATED ENTRANCE TO CAR PARK
- MUCH SOUGHT AFTER OAKLANDS AREA
- BEAUTIFULLY PRESENTED THROUGHOUT
- HUGE MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- CENTRAL HEATING TO RADIATORS
- COMMUNAL ENTRANCE WITH LIFT
- CLOSE TO FACILITIES AND OPEN COUNTRY SIDE

Alexander Bond & Co are pleased to bring to the market this rarely available, spacious, and beautifully presented top-floor penthouse apartment, situated in the highly sought after Oaklands area of Welwyn.

The property provides excellent living accommodation and briefly comprises: an entrance hall, a generous living room with access to a balcony, a re-fitted contemporary kitchen/dining room complete with a stylish range of integrated appliances, a large master bedroom with an en-suite shower room, a well-proportioned second bedroom with fitted wardrobes, and a modern family bathroom.

Externally, the development benefits from a private residents' car park, accessed via electronically operated gates, with two allocated parking spaces.

Oaklands Court is situated in the sought-after Oaklands area of Welwyn, within easy reach of the local shopping parade and the JMI School. Beautiful countryside walks are close by, including Mardley Heath and Wood Nature Reserve and Harmer Green Woods. The A1(M) (Junction 6) is nearby, and more extensive shopping and leisure amenities are just a short drive away in Welwyn Garden City. Welwyn North mainline railway station is also within easy reach

Internal viewing is highly recommended.



ENTRANCE HALL

Access via hardwood front door, radiator with cover, built in storage cupboard, built in boiler cupboard, inset ceiling spot lights, wall mounted heating controls, Karndean flooring.

KITCHEN/ DINING ROOM

22 x 9 (6.71m x 2.74m)

Modern contemporary kitchen with an excellent range of fitted units, cupboards and pull out drawers, black quartz work top surfaces, matching splash backs, integrated fridge and freezer, built in gas hob, extractor over and a built in double oven/grill/microwave under unit and interior cupboard lighting, integrated dishwasher, double glazed window to rear, radiator, inset ceiling spot lights, Karndean flooring.

LIVING ROOM

20'1 x 16'5 (6.12m x 5.00m)

Double glazed French doors opening onto a balcony with double glazed windows, two radiators with covers, feature fireplace, inset ceiling spot lights, dimmer switch, BT open reach point.

BEDROOM ONE

17'4" x 14'10" (5.28m x 4.52m)

Double glazed window, two radiators, range of fitted wardrobes, built in double cupboard,, built in eaves cupboards, access to loft, inset ceiling spot lights.





ENSUITE SHOWER ROOM

Fitted double shower cubicle with over head shower, shower attachment and mixer controls, contemporary designer styled fitted sloping hand wash basin with mixer tap with cupboards under, low level WC, shaver point, extractor fan, inset ceiling spot lights, opaque double glazed window, ceramic tiled flooring, fully tiled walls.

BEDROOM TWO

11'6" x 11'8" (3.51m" x 3.56m")

Double glazed window, fitted wardrobes, radiator.

BATHROOM

Fitted bath with tiled ceramic surround, mixer tap and shower attachment, low level WC, large hand wash basin with mixer tap and drawers under, radiator, fully tiled walls, inset ceiling spot lights, shaver point.

COMMUNAL GARDENS

Well tended gardens with paths leading to main door.

PARKING

Two allocated parking spaces situated in main car park accessed by remote controlled secure gated entrance.

GENERAL INFORMATION

Tenure - Share of freehold

Service Charge: £240.00 per month

Directions

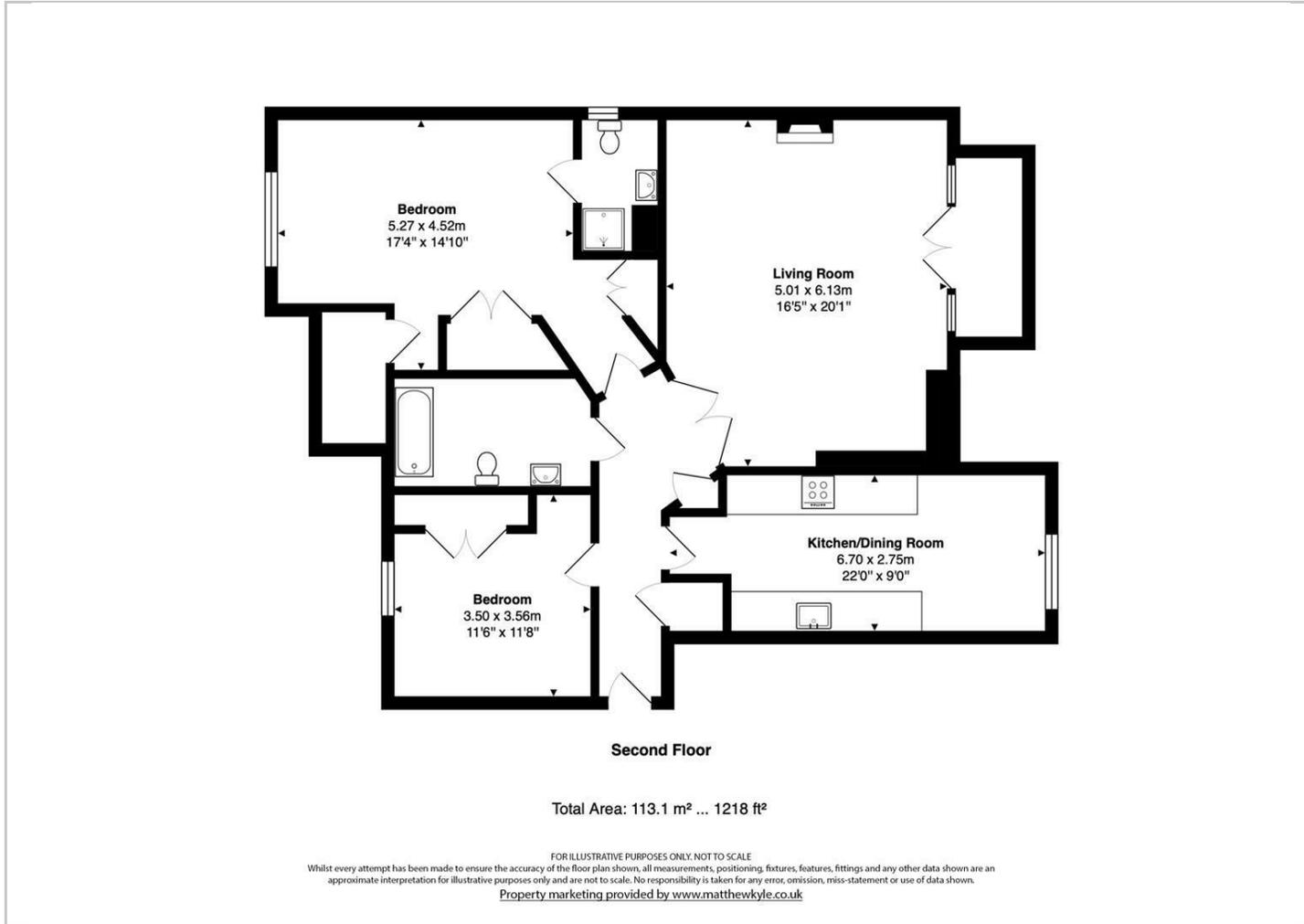
Oaklands Court enjoys a prime location within Oaklands, Welwyn, close to the local shopping parade and JMI School. Picturesque countryside walks, including Mardley Heath Nature Reserve and Harmer Green Woods, are nearby. The A1(M) Junction 6 is easily accessible, while Welwyn Garden City offers a wider range of shopping and leisure amenities just a short drive away. In addition, Welwyn North mainline railway station provides convenient transport links.





OAKLANDS
COURT

Floor Plans



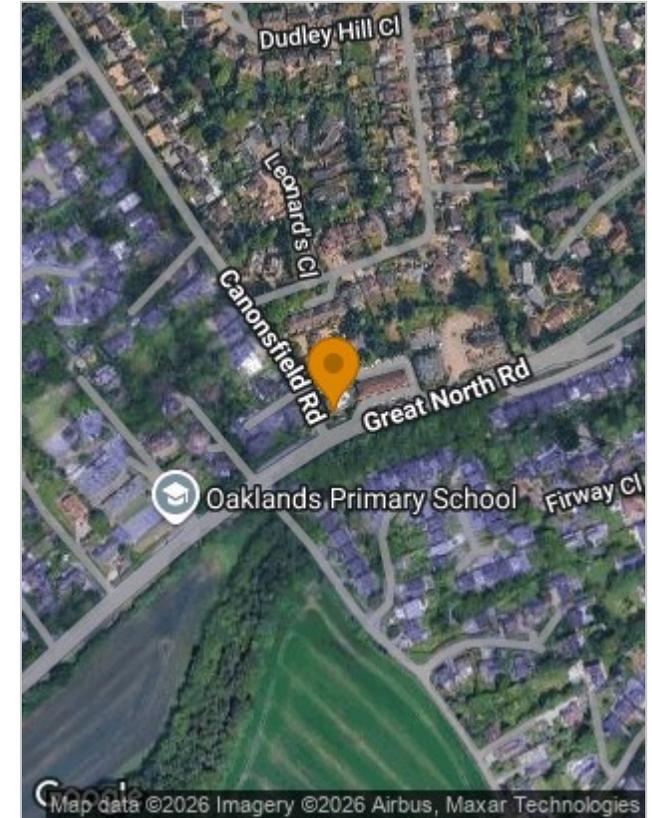
Viewing

Please contact our Alexander Bond & Co Office on 01438 811511 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	59
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		

