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est. 1992

10 Oaklands Court, Oaklands Welwyn, AL6 0GD

Price £279,950

Conveniently located 2 bedroom ground floor apartment with allocated parking

This bright & modern 2 double bedroom ground floor apartment forms part of an exclusive development that was constructed by 'Michael Shanley Homes' in 2001, within a very short distance of the local shopping parade. The property comprises: Deep L shaped entrance hall with storage, lounge/dining room with French doors leading to a covered patio, fitted kitchen/breakfast room, en-suite shower room, modern bathroom, gas heating to radiators, double glazed windows, security entry phone and a passenger lift to all floors. The mature and thoughtfully stocked communal gardens surround the two blocks and are approached via electronic iron gates which in turn allows access to a private car park with reserved parking bay. EER: C

The desirable residential area of Oaklands is situated just north east of Welwyn village & enjoys some wonderful borders onto woodland & access to fine country walks. The neighbourhood has a junior/mixed infant school and a parade of shops that include a sub post office, general convenience store, flower shop, chip shop & butcher.

Just over a mile away is the truly picturesque village of Welwyn which is steeped in history & located on the banks of the river Mimram. Some great pubs & good restaurants can be found here, along with historic cottages, a hidden manor house, ancient ford, the Old Roman Baths & an independent baker. There are excellent rail links in the nearby villages of Knebworth & Digswell (Welwyn North) which are approximately 5 minutes by car.

Proximity

The following times and distances are approximate as a guide only: London Kings Cross (32 minutes by rail via Knebworth) - Hertford (The county town) 6.8 miles - Welwyn Garden City 4 miles - St Albans 12 miles - M25 14 Miles - Luton airport just over 13 miles - Stansted airport (25 miles) - A1M Junction (6) less than a mile away - Heathrow airport (36 miles) - Welwyn Garden City 4 miles

The accommodation is arranged as follows:

Carpeted communal entrance hall with security access and door to:

Entrance hall

Oak effect flooring, radiator, built in coat cupboard, airing cupboard housing hot water tank, smoke alarm and doors to:

Lounge / dining room 17'06 x 12'11 nt 10'01 (5.33m x 3.94m nt 3.07m)

A bright room with Oak effect flooring, radiator and UPVC double glazed French doors with matching side windows leading to a small paved terrace.

Kitchen 11'04 x 8'11 (3.45m x 2.72m)

Fitted with a range of cream shaker style wall and base units with butcher block style working surfaces and an inset stainless steel one and half bowl sink and drainer with chrome mixer taps. Integrated fridge/ freezer and washing machine, integral stainless steel electric oven, stainless steel four ring gas hob and matching chimney

style cooker hood, radiator, tiled splash back, laminate flooring and a UPVC double glazed window.

Bedroom 1 13'09 x 9'04 (4.19m x 2.84m)

Double glazed window over looking the communal gardens, second window to the side, built in double wardrobe, radiator and door leading to:-

En-suite shower room 7'04 (into shower) x 3'07 (2.24m (into shower) x 1.09m)

Modern suite comprising enclosed shower cubicle and wall mounted shower, close coupled WC, wash hand basin, part tiled walls, radiator, ceramic tiled floor, shaver point, extractor fan and double glazed window.

Bedroom 2 12'01 nt 10'01 x 11'02 nt 8'11 (3.68m nt 3.07m x 3.40m nt 2.72m)

Double glazed window, radiator and media point.

Bathroom 7'07 x 4'08 (2.31m x 1.42m)

Modern white suite comprising panelled bath with chrome Victorian style mixer tap and shower attachment, wash hand basin, close coupled WC, part tiled walls and ceramic tiled flooring, extractor fan, shaver point and radiator.

Outside

Communal gardens & terrace

Beautifully kept communal gardens plus a small paved area with access directly from the lounge.

Parking

Two allocated parking spaces in parking area reached via electronically operated gates.

Charges

Share of freehold - 1/14th
Council Tax - Band D - 2019-20 - £1800
Service charge 2019-20 - £2220 per annum

Viewing information

BY APPOINTMENT ONLY THROUGH PUTTERILLS OF HERTFORDSHIRE, THROUGH WHOM ALL NEGOTIATIONS SHOULD BE CONDUCTED. 01438 817007.

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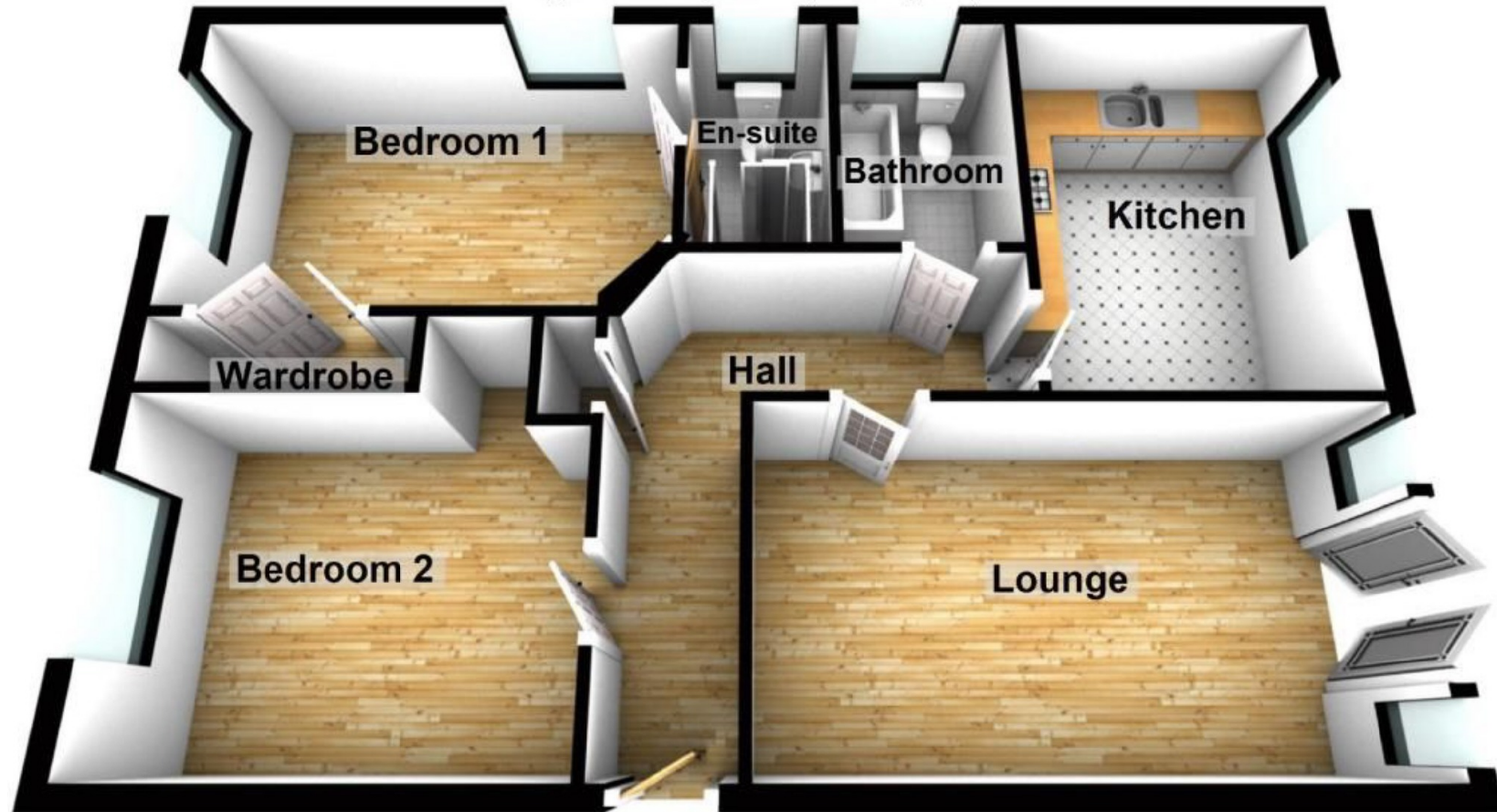






Ground Floor

Approx. 65.3 sq. metres (703.4 sq. feet)



Total area: approx. 65.3 sq. metres (703.4 sq. feet)

Please note that any Floor Plans are not to scale and represent a guide only.
Plan produced using PlanUp.



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