



**Bryan Bishop**  
*and partners*

**80 Great North Road**  
**Welwyn, AL6 0TA**  
**Guide price £299,000**





# 80 Great North Road

Welwyn, AL6 0TA

## Summary:

Bryan Bishop and Partners are delighted to bring to the market this delightful two double bedroom, ground floor apartment in the extremely popular Oaklands area of Welwyn. This lovely home is part of a premium development built to the very highest standards, with just a select few residences within the building and enjoys direct access to and sole use of, the front garden. The apartment benefits from a 118 year lease and has reserved private parking to the rear. There are also a number of visitor parking spaces.

## Accommodation:

The communal entrance is set within a modern, stylish frontage to the building with plenty of kerb appeal. Within the entrance hall the apartment's front door welcomes you into its own spacious hallway, boasting two extremely useful storage cupboards. The hallway extends through the apartment, leading to both bedrooms, the generous kitchen/dining/living room and the modern bathroom.

The main living space is fabulous, and a really practical room of perfect proportions. At nearly eighteen feet long and fourteen feet wide it has ample space for you to configure and furnish any way you wish, and is wonderfully well lit by two windows and a set of fully glazed doors looking out onto the front garden. A neat recessed area has been fully fitted with abundant wall and floor mounted cupboards to give you substantial storage space, as well as incorporating a full array of integrated appliances. There is also ample opportunity to add in a breakfast bar should you desire it.







The remainder of the room is left as open floor space and is comfortably capacious enough for a dining table and chairs along with a large lounge suite of furniture. The double doors opening outside are a great asset, giving ready access out into the garden space as well as allowing an uninhibited flow of fresh air into the apartment on warm days.

Both bedrooms are doubles, with the larger of the two having a full wall of fitted wardrobes. The bathroom is really well specified, with a concealed cistern toilet and a floating basin. It is fully tiled and has a bath with shower fitting and screen above it.

#### Location:

This lovely apartment is located within the highly sought after Oaklands area of Welwyn, which provides a range of local shops and an excellent primary school all within a short walk.

Just a few minutes' drive away are the nature reserves of Mardley Heath and North Pit, as well as, the Danesbury Park open space. Welwyn village is less than a mile away, justifiably highly regarded for its range of shops, amenities and excellent gastro-pubs and restaurants.

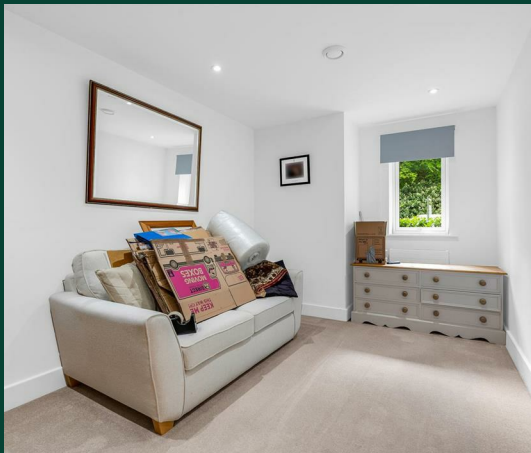
The A1(M) is just over a mile away and a fast, frequent train service from Welwyn North station will get you to London Kings Cross in around 20 minutes.



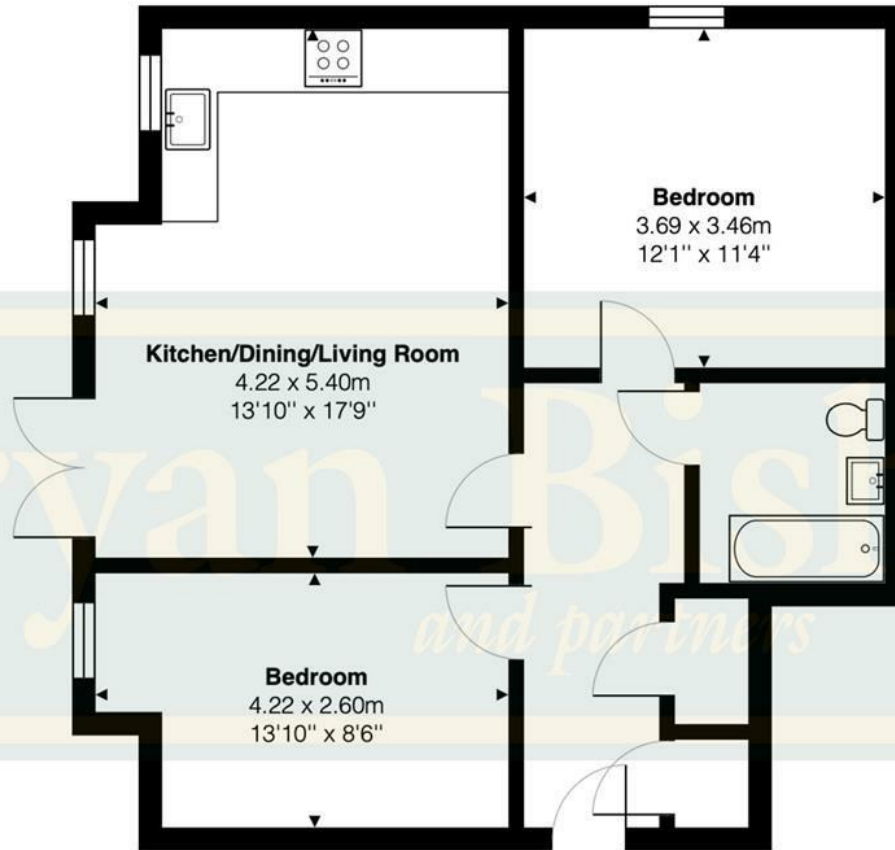












Ground Floor

Total Area: 60.2 m<sup>2</sup> ... 647 ft<sup>2</sup>

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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