



Bryan Bishop
and partners

80 Great North Road
Welwyn, AL6 0TA

Guide price £299,000



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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.





Ground Floor

Kitchen/Dining/Living Room

13'10" x 17'8"

Spacious hallway

Bedroom One

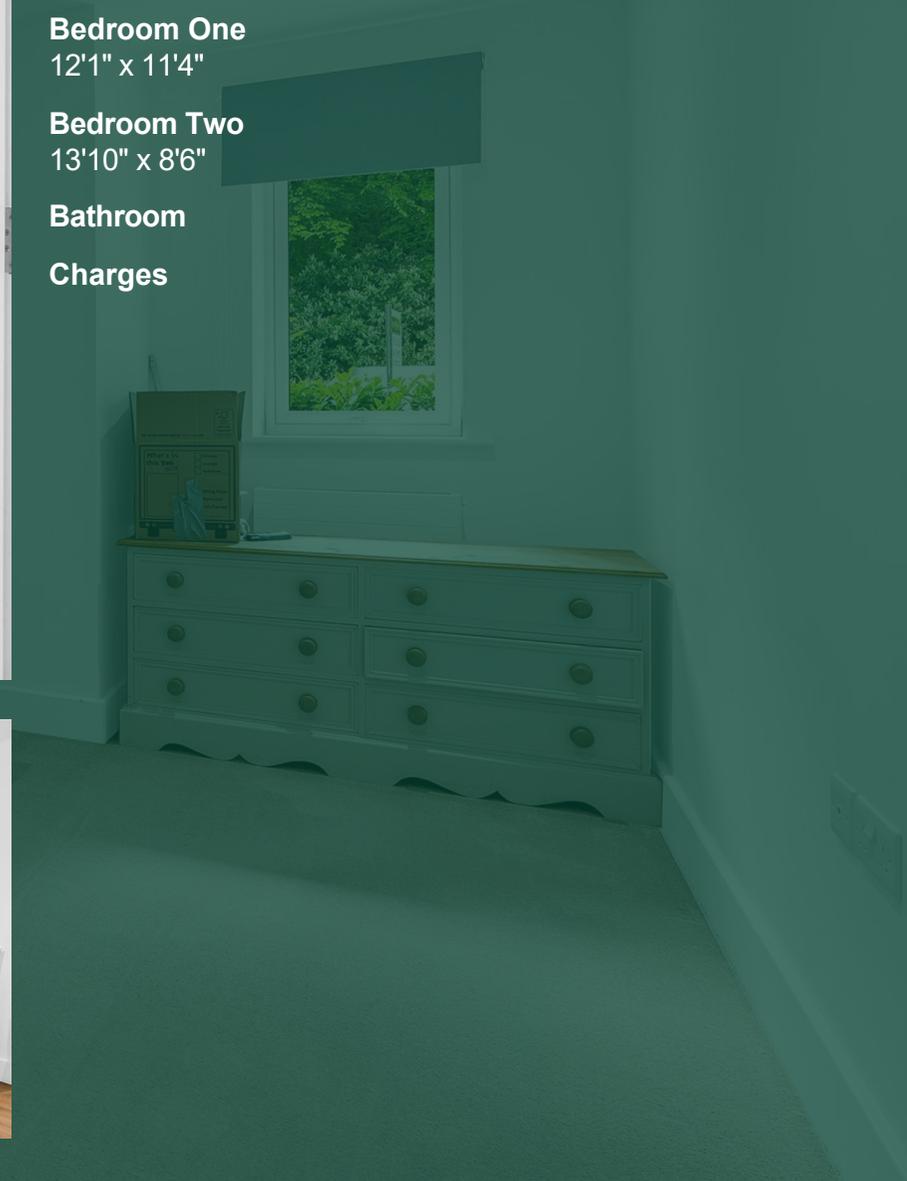
12'1" x 11'4"

Bedroom Two

13'10" x 8'6"

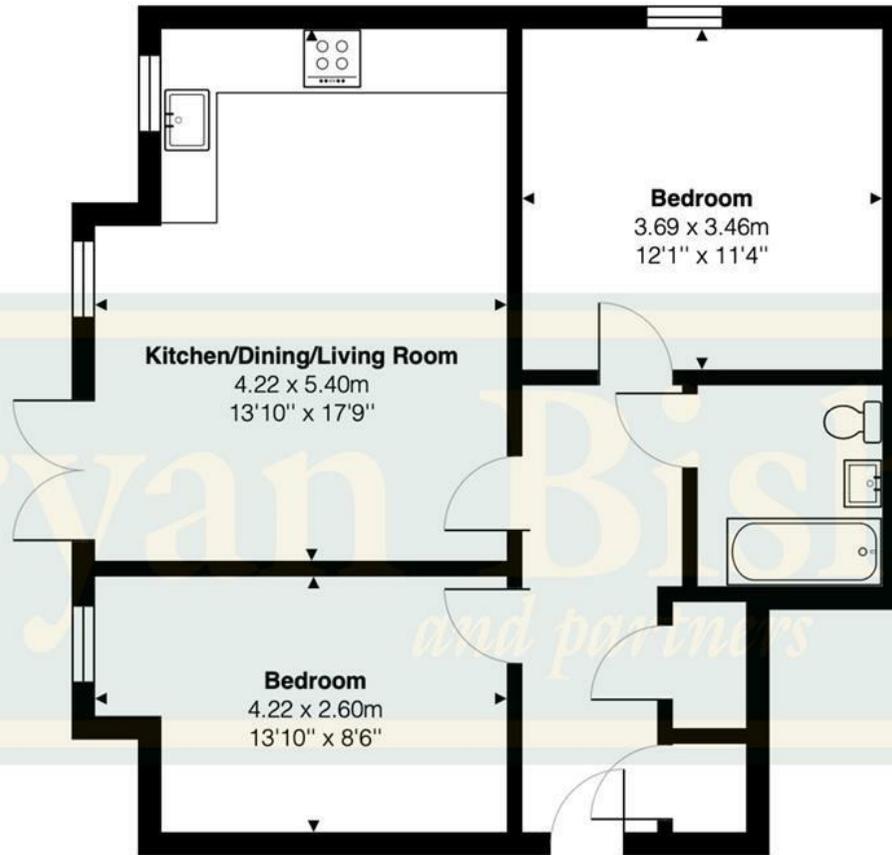
Bathroom

Charges









Ground Floor

Total Area: 60.2 m² ... 647 ft²

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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