
 2 Bedrooms

 1 Bathroom

 2 Receptions

 EPC Band C

Leasehold

Council Tax Band:  
C £2,107.80 (2025-2026)

Local Authority:  
Welwyn/Hatfield





Immaculate modern maisonette, 2 bedrooms, spacious living area, includes a garage.

### Description

This beautiful, stylish home benefits from two sizeable bedrooms, a large, bright living room and a superb conservatory. The attractive, low-maintenance rear garden is secluded and the garage can be accessed from here. The property boasts a stylish fitted kitchen and a fully-tiled modern bathroom. There is room in front of the garage to park a vehicle. Leasehold: From 24/6/1981, 145 years remaining. Ground Rent: £120 pa.

### Location

Oak Piece is situated in the highly sought after area of Oaklands which has a number of local amenities including a general store, butchers and post office, within easy reach of picturesque Welwyn Village.



Buyers Information: - In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.

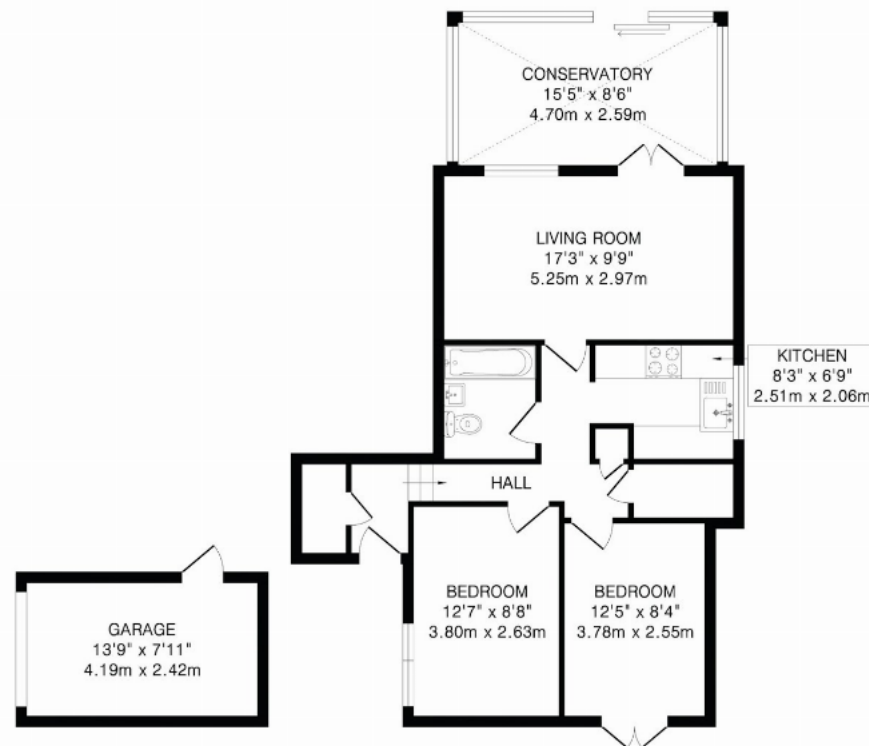












Garage  
109 sq.ft.(10.1 sq.m)approx.

Ground Floor  
737 sq.ft.(68.4 sq.m)approx.

TOTAL FLOOR AREA: 846 sq.ft.(78.5 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

**Important Information** These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.