Bryan Bishop
and partners

54 Codicote Road

Welwyn, AL6 9UJ

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Summary:
This stunning two bedroom, two bathroom apartment is one of just eleven luxury homes skilfully created at Beecholme. Originally the Queen Victoria Memorial Hospital, built at the turn of the century, Beecholme served the local community in its original form for decades and is a prominent building in the area enjoying a rich and fascinating history. Converted to 7 flats in 1953 and developed into 11 private apartments in 2022 by the owner developer, with immaculate quality of materials and workmanship, as well as, an attention to detail that embraces the most modern building techniques and styling, whilst still celebrating the history and authentic appeal of the original building. This apartment represents a rare and valuable opportunity to acquire a prestigious home in a fabulous location. The impeccable quality of the apartment is echoed throughout, with features such as hardwood floors in the bedrooms and living areas, underfloor heating, acoustic double glazing and porcelain tiled walls and floors in both shower rooms. This glorious apartment ticks all the boxes in terms of modern living, yet retains the architectural interest and splendour of the "country manor" style of the original building with high ceilings and wonderful complex roof shapes.

Accommodation:
The attractive main entrance to the building leads into a lovely hallway and stairs taking you up to the apartment, which is found on the first floor. Inside the solid oak front door an impressive hallway runs back through the apartment, with doors leading to the two bedrooms and a conveniently placed guest cloakroom/family shower room, along with a door that leads into the fabulous open plan sitting room/dining room/kitchen.

This main living area is a really lovely room. Well laid out and comfortably large enough to create different spaces within it for dining, cooking and relaxing and absolutely flooded in natural light. Large glazed double doors, flanked by further windows, open onto a Juliet balcony overlooking the rear gardens. The kitchen area is clean, smart and minimalist in style with an extensive range of wall and floor mounted cupboards providing ample storage as well as incorporating a comprehensive array of integrated appliances that one would expect in a home of this quality. Further worktop area and cupboards are provided via a good sized island which also boasts a really useful breakfast bar. The substantial open floor space that remains gives you myriad opportunities to configure the room in a layout that best suits your lifestyle. The room is a wonderful place for entertaining guests and would comfortably accept a large dining table, as well as more lounge furniture if required.

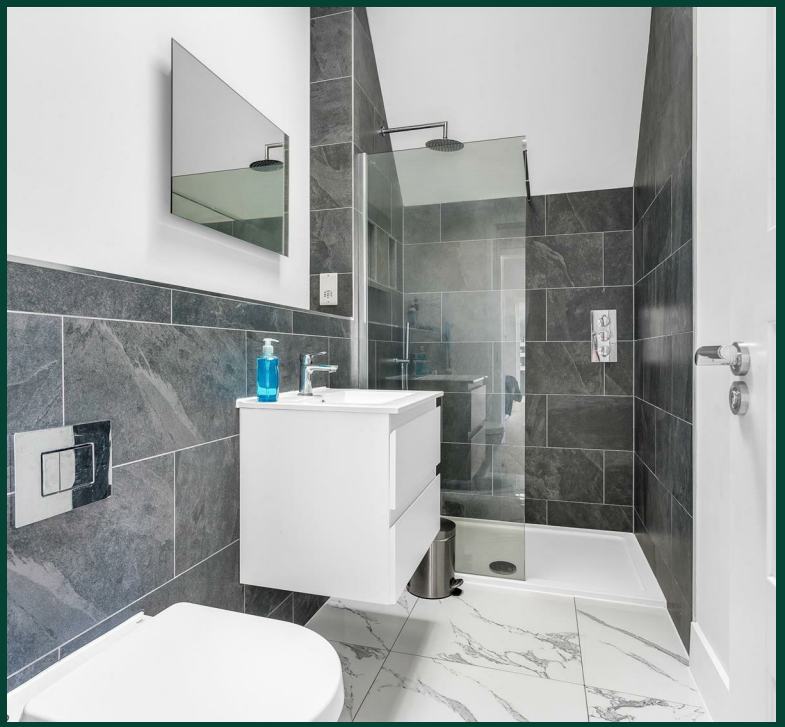
Both bedrooms are spacious, with the main bedroom enjoying abundant natural light from windows to two aspects, as well as a gorgeous ensuite shower room.

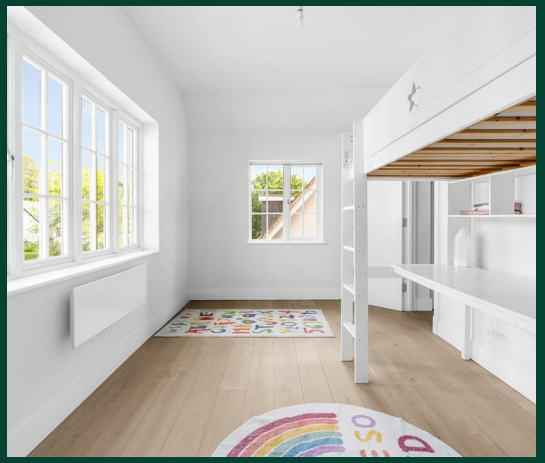
Exterior:

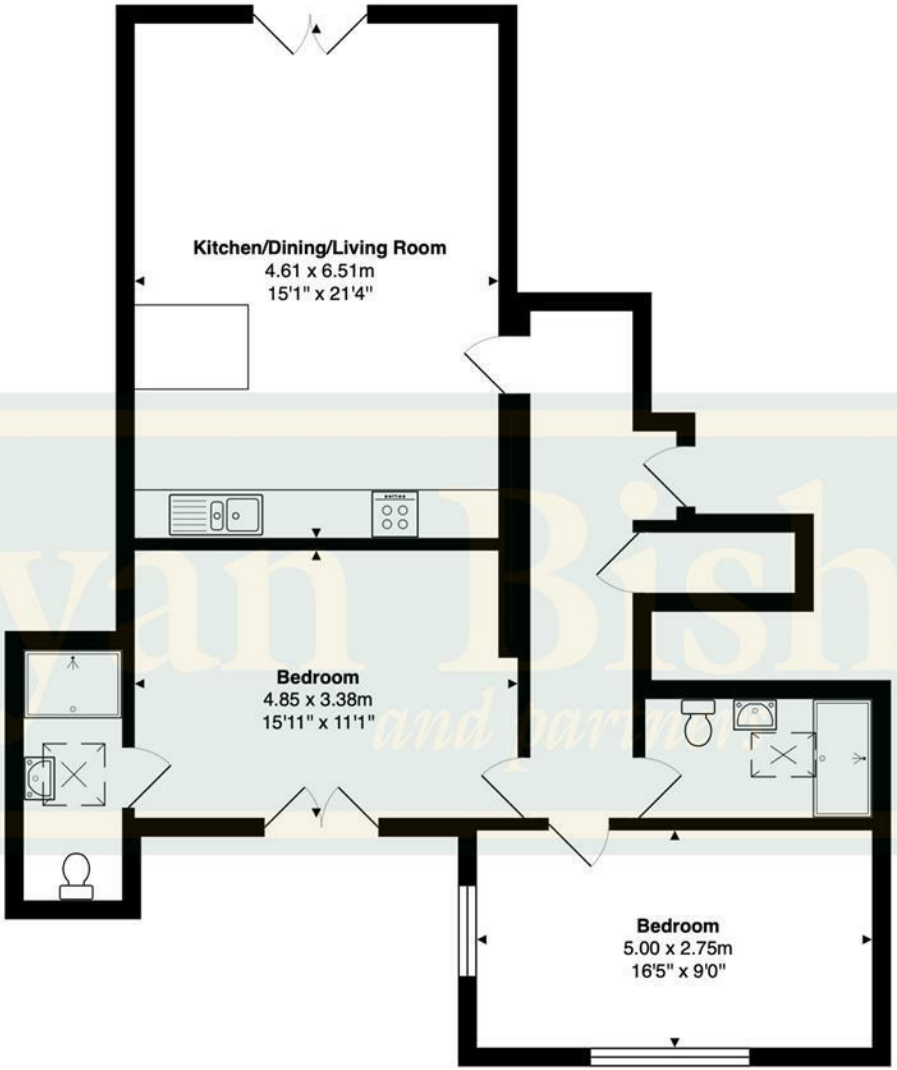
Beecholme enjoys a lovely open aspect, with two allocated private parking spaces side by side, with one electric vehicle charging point, it also has a nice landscaped communal garden to the rear surrounded by an attractive gabion wall. Again, incredible quality is the overriding impression of the outside renovation work. The building is in "as new" condition despite it being over 120 years old, which is a testament to the impeccable standards of the developer, and a welcome peace of mind for the apartment owners.

Location:

This wonderful property is perfectly located just a few minutes from the centre of Welwyn Village, which has a thriving and bustling central area with a wide range of shops, pubs and restaurants as well as doctors and dentists. Under a mile to the north west is the pretty village of Codicote, with a range of restaurants, pubs and local shops. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station is close by, around 8 minutes drive and offers a fast and frequent service into London, getting you to Kings Cross in around 20 minutes. Junction 6 of the A1(M) is within one mile.

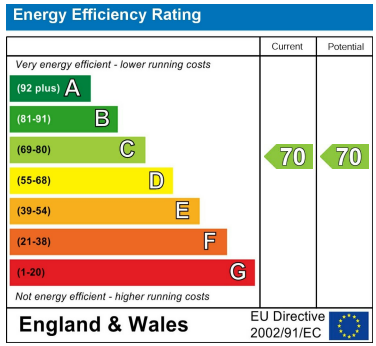






Second Floor

Total Area: 81.4 m² ... 877 ft²



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