



Bryan Bishop
and partners

Butterwick Way
Welwyn, AL6 9GN



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this stunning two bedroom, two bathroom apartment located on the first floor of Lynde Lodge, a prestigious development of exclusive residences set in extensive and meticulously maintained grounds within the highly desirable Wilshere Park, which has a wonderful countryside location yet is just a ten minute stroll into the vibrant and thriving village of Welwyn. This property is presented in immaculate decorative order throughout and benefits from premium quality fixtures and fittings, perfectly proportioned living space, a beautiful outside terrace overlooking the expansive and attractive grounds, and two allocated parking spaces, one of which is in the underground car park.

Accommodation:

Lynde Lodge offers an exceptional situation, with beautiful architecture framing the imposing entrance. Inside is a tasteful interior that is decorated and maintained to an excellent standard, giving access to the first floor apartment by way of a staircase or by lift if you prefer.

Once inside the property one is greeted by understated elegance throughout the generously proportioned rooms. The entrance hall leads past a large cloaks cupboard before opening into a reception area that is just perfect for extending a warm welcome to all your guests. From the reception area doors lead into the two bedrooms, the expansive kitchen/dining/living room and the well appointed family bathroom, which also acts as a well placed guest cloakroom, along with a further storage cupboard.





Both of the bedrooms are large and well shaped, offering comfortable space for double beds and additional occasional furniture, and both are the beneficiaries of high quality bespoke fitted wardrobes. The principal bedroom also enjoys a superb en suite shower room.

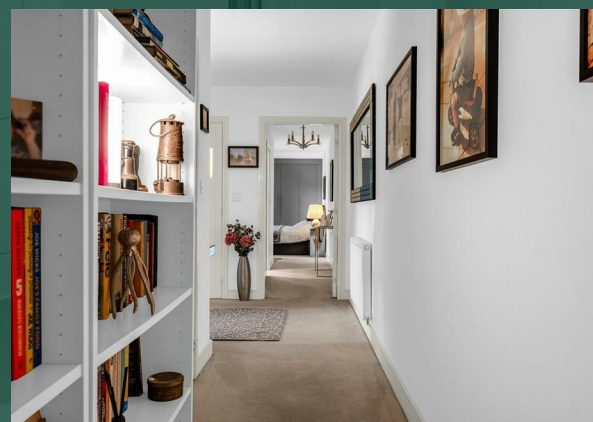
The main living space is an open plan room that is more than capable of meeting all of your day to day needs. The large, almost square space has a comprehensive array of high gloss finish wall and floor mounted cabinets lining two of the walls, creating a generous working kitchen area with more than ample storage and food preparation worktop space, along with a full range of premium quality appliances integrated within. The remainder of the room is left open for you to configure and furnish as best suits your needs. The room is flooded with natural daylight as well as the glorious views that surround the apartment thanks to the french doors that open out onto the superb castellated terrace, further enhanced by the additional window set into an alternate aspect. Certainly this room provides a chic and elegant living space, and is capacious enough for a generous dining table, as well as multiple sofas and chairs, with the gorgeous terrace adding extra layers of usability throughout the year.

Exterior:

Extensive communal gardens give this property fabulous views as well as a wonderful open feel. Plenty of parking is available in the grounds for visitors and there are two allocated parking spaces for your exclusive use, one of which is in a covered car park. There is also bike storage in the basement.

Location:

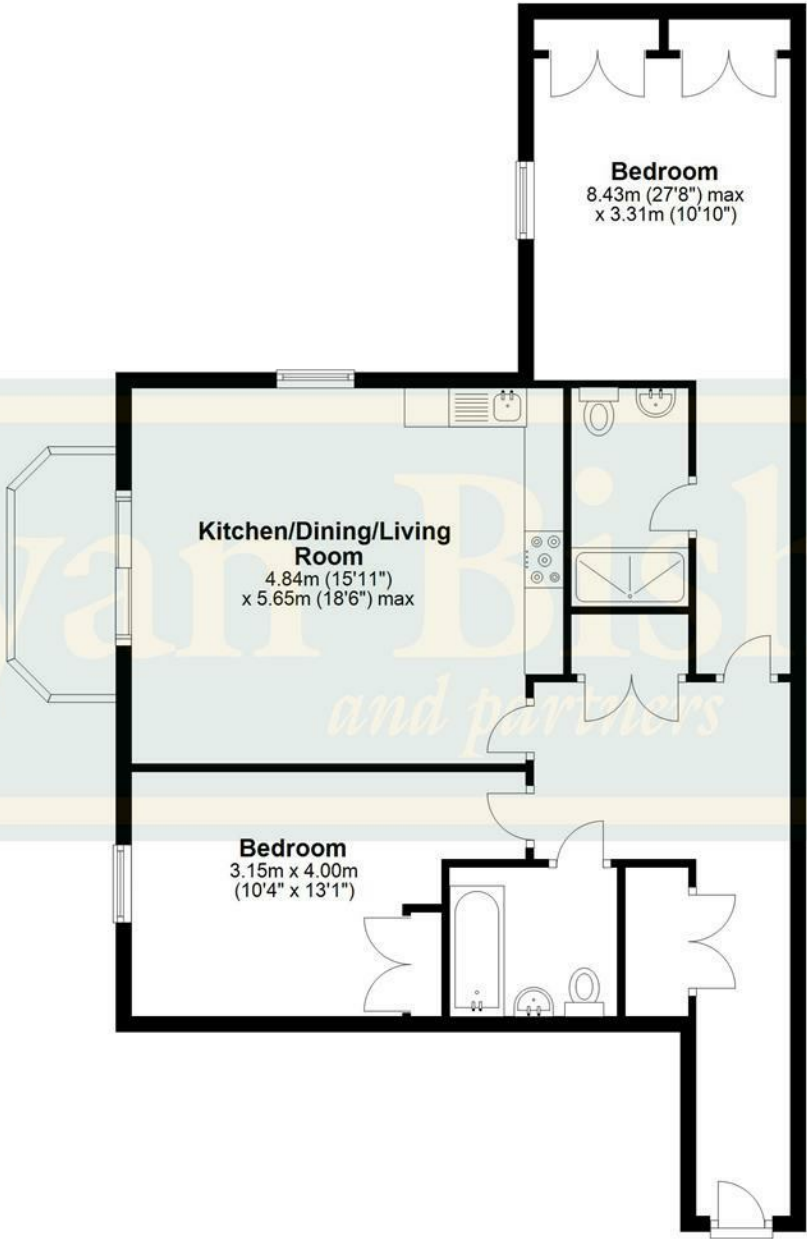
This property enjoys the enviable and exclusive location of Wilshire Park, bringing with it the unspoiled pleasure of rural living yet with all of the many amenities of Welwyn just a minute or two away. Welwyn Village has a thriving and bustling centre with a wide range of shops, pubs and restaurants as well as doctors and dentists. More extensive facilities are to be found in Welwyn Garden City, just 3 miles to the south. Welwyn North Station 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.







First Floor
Approx. 91.5 sq. metres (985.0 sq. feet)



Total area: approx. 91.5 sq. metres (985.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(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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