



**Bryan Bishop**  
*and partners*

**54 Codicote Road**  
**Welwyn, AL6 9UJ**



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## Summary:

This stunning one bedroom garden apartment with outside space and private parking, 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 private apartments in 2018 by a developer renowned for their 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 underfloor heating, porcelain tiled walls and floors in the shower room and a stunning bay window complete with glazed double doors opening out onto your own private patio area with direct access out into the communal gardens beyond. This glorious apartment ticks all the boxes in terms of modern living, yet retains a welcome connection to the "country manor" style of the original building with high ceilings, that fabulous bay window arrangement and the contemporary treatment applied to the original chimney breast in the living room.





#### Accommodation:

The attractive main entrance to the building leads into a lovely hallway taking you through to the apartment, which is found at the rear of the ground floor. Inside the solid oak front door is the open plan kitchen/living room of the apartment, with an inner hallway leading to the bedroom and the well placed shower room. 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 in a charming bay format, open onto a private garden area, which is nicely secluded and quiet.

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 may need. It would be very simple to add an island which would enhance the storage space and incorporate a breakfast bar if so desired. 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, daytime and evening and would comfortably accept a dining table as well as multiple items of lounge furniture, making the best use of the fabulous outdoor space just beyond the glorious french doors.

The bedroom is spacious, with abundant natural light from the window, ably served by the luxury shower room just across the hallway.

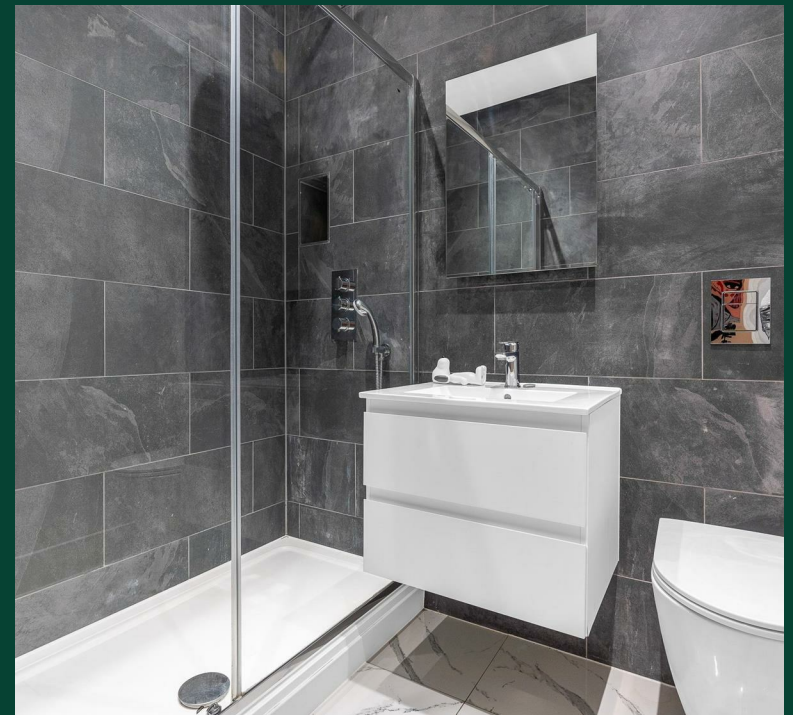
#### Exterior:

Beecholme enjoys a lovely open aspect, with allocated private parking and 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 welcome peace of mind for the apartment owners.

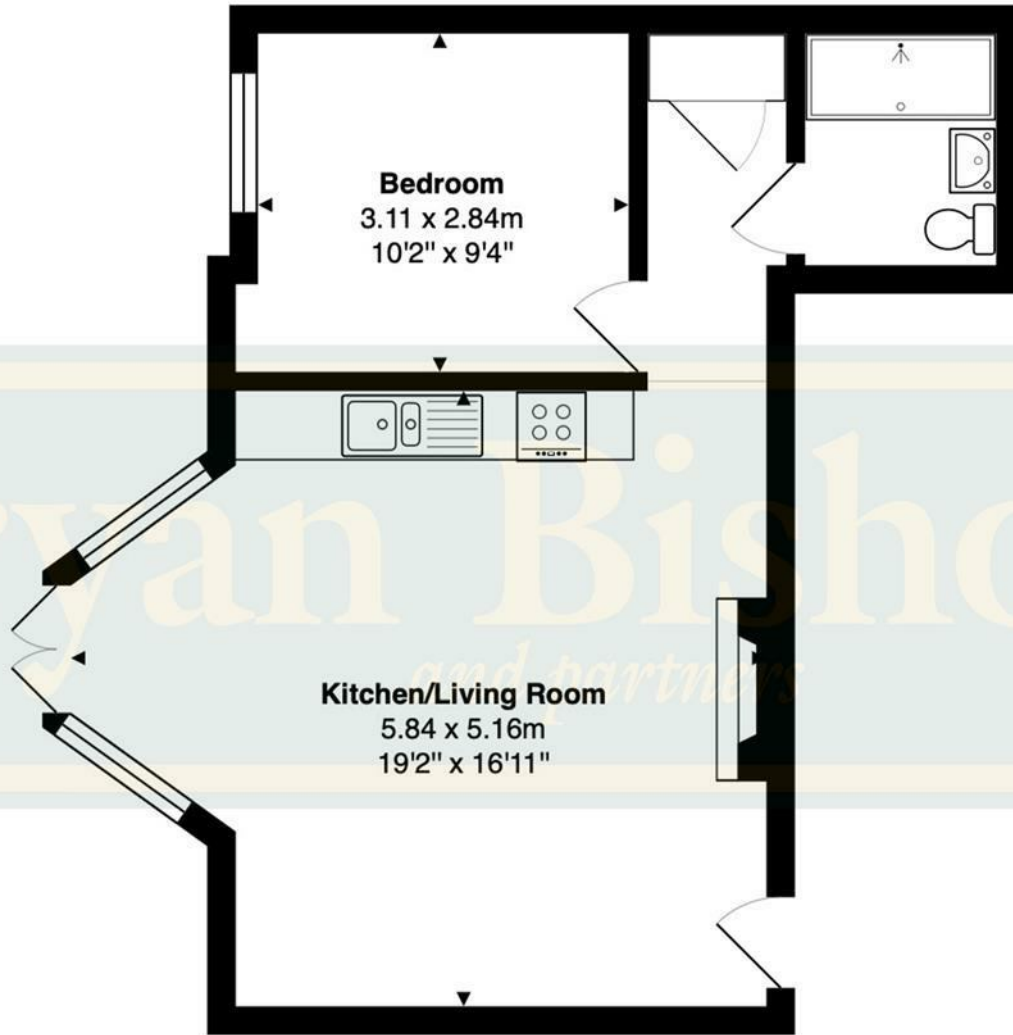
#### Location:

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 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.









**Ground Floor**  
Area: 42.5 m<sup>2</sup> ... 458 ft<sup>2</sup>

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
		72	72

England & Wales EU Directive 2002/91/EC



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