



# 9 Beecholme

Codicote Road, Welwyn,  
Hertfordshire, AL6 9UJ  
Guide Price £417,500

**COUNTRY PROPERTIES**  
PART OF HUNTERS

Beecholme is an exclusive development of 11 brand new one and two bedroom apartment conversions located in the sought after village of Welwyn.

Each apartment has stunning open plan living, finished to a high specification but retaining much of the original character features, private gardens and allocated parking.

With high ceilings, a contemporary finish, bespoke kitchens, engineered hardwood flooring throughout, and lots of natural light, the apartments have been beautifully restored making them a perfect first time buy, investment or for those looking to downsize.

The bespoke kitchens are finished in "Scot Grey" with Quince stone worktops, integrated Essentials washer/dryer and fridge/freezer, Bosch single oven, induction hob and dishwasher.

The family bathrooms and en-suites are fitted with Holly concealed shower valve, Vellamo slimline rainwater shower head, cast stone shower tray, Tissino vanity unit with Bristan Ertz basin tap, Grohe toilet and porcelain walls and floor.

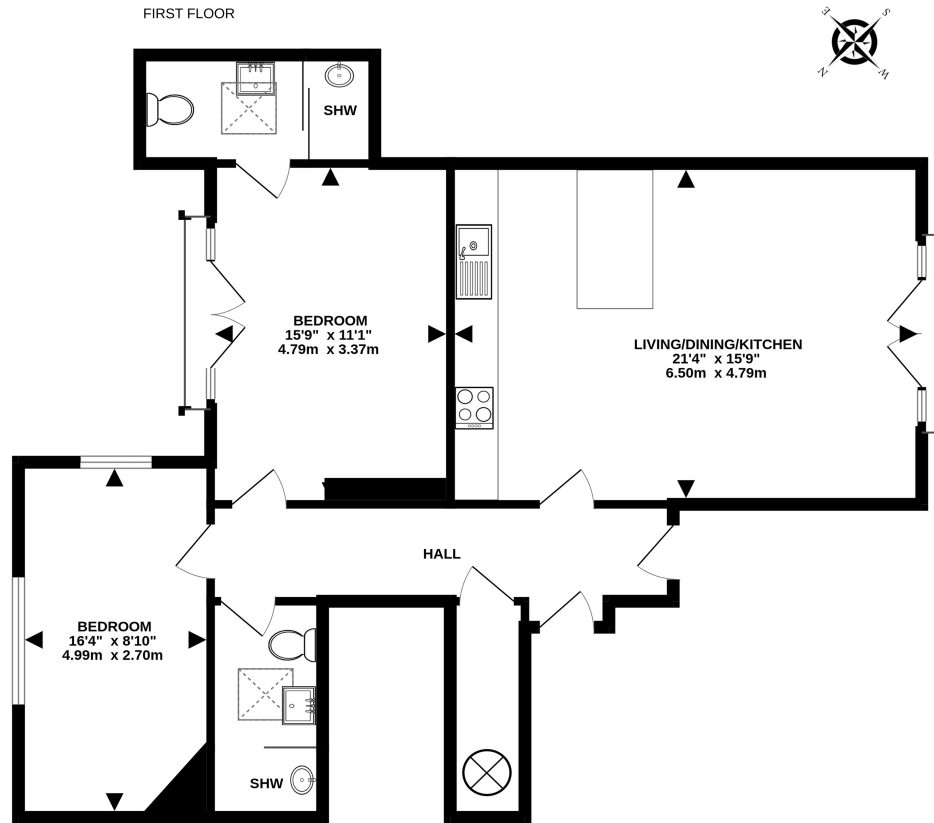
Outside there are landscaped communal gardens with views of the surrounding countryside, with many of the apartments benefitting from private terraces or Juliette balconies. Apartments 2, 6, 8 & 9 have the added feature of south facing countryside views. Block paved driveway with allocated parking and electric charging points for each apartment and exterior lighting.

Welwyn is a highly sought after village, with a fantastic choice of local shops, pubs and restaurants. There is good access to Welwyn Garden City to the south, Hitchin to the north and across to St Albans and Harpenden to the west. Excellent commuter links via the A1M to London and the M25. A choice of good rail connections, with Welwyn North being the closest offering a fast, frequent service to Kings Cross and St Pancras in approximately 30 minutes.

- **\*\*FEBRUARY INCENTIVES\*\***
- Stunning new development of 11 apartments
- One and two bedroom properties
- Bespoke kitchens
- Allocated parking
- Situated in the sought after Welwyn village
- 999 year lease with a share of freehold







**TOTAL APPROXIMATE FLOOR AREA 904 SQ.FT. (83.9 SQ.M.)**

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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