



Bryan Bishop
and partners

Parkway
Welwyn Garden City, AL8 6DS



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Summary:

Bryan Bishop and Partners are delighted to bring to the market this luxurious first floor apartment set within a modern, recently completed development enjoying an unbeatable prime location in the very epicentre of Welwyn Garden City. Locations just do not get better than this, and with two double bedrooms and a substantial open plan kitchen/dining/living room this wonderful apartment really enjoys the best of both worlds; a super convenient situation yet with light, bright extensive living space. Large full-height windows fill the rooms with natural daylight, and also allow unparalleled views out onto the gardens and the fountain that are such an iconic part of the city centre landscape, and all of the amenities on offer are within a few minutes' walk, including the mainline train station that can whisk you into central London in just twenty five minutes. The level of fit and finish is absolutely outstanding, with a luxurious fully tiled bathroom, fitted wardrobes in both of the bedrooms and concealed lighting set within stylish recessed ceilings. Apartments as special as this rarely come to the market and we are expecting it to be extremely popular.

Accommodation:

The front door opens into a spacious 'L' shaped entrance hall that flows through the apartment and allows plenty of room to ensure all of your guests receive a warm welcome. From the entrance hall doors open into the two bedrooms, the bathroom and the kitchen/dining/living room, along with a useful coat cupboard near the front door.





The kitchen/dining/living room is a fabulous open space, large by any measure at nearly twenty feet long and well over seventeen feet wide and allows you plenty of choice as to how you configure and furnish the ample space on offer. Two extra-wide and full-height windows flood the room with light whilst also giving a wonderful open view out across the extensive gardens that grace the centre of the city. This panoramic view joins the large and airy room to create a wonderful open feel that is so rarely achieved in a modern apartment and really boosts the appeal of this stunning property. The working kitchen has been cleverly incorporated into a natural recess within one corner of the room and is fully fitted with everything you need for day to day life. A good range of low level, high level and full height cabinets line the two walls ensuring more than ample storage space along with plenty of worktop area are readily available, whilst within the cabinets is a comprehensive collection of integrated appliances. The room is large enough to comfortably accept the addition of an island with a breakfast bar if you so wish. The remainder of the room is left as an open floor area for you to use in any way that suits you best. Certainly it will easily absorb a substantial dining suite along with multiple sofas and chairs without compromising the free and easy flow around the room. This really is a superb room, spacious, elegant and adaptable, the epitome of luxurious modern apartment living.

The bedrooms are positioned along the hallway from the kitchen/dining/living room, giving a good level of privacy. Both of them are generous doubles in size and both benefit from fitted wardrobes. Both of them also enjoy the stylish recessed ceiling repeated from the living area that allows a lovely subtle lighting effect, along with full height windows keeping the rooms light and bright throughout the day.

The bathroom is beautifully appointed, fully tiled and with a bath fitted with a shower and screen above it.

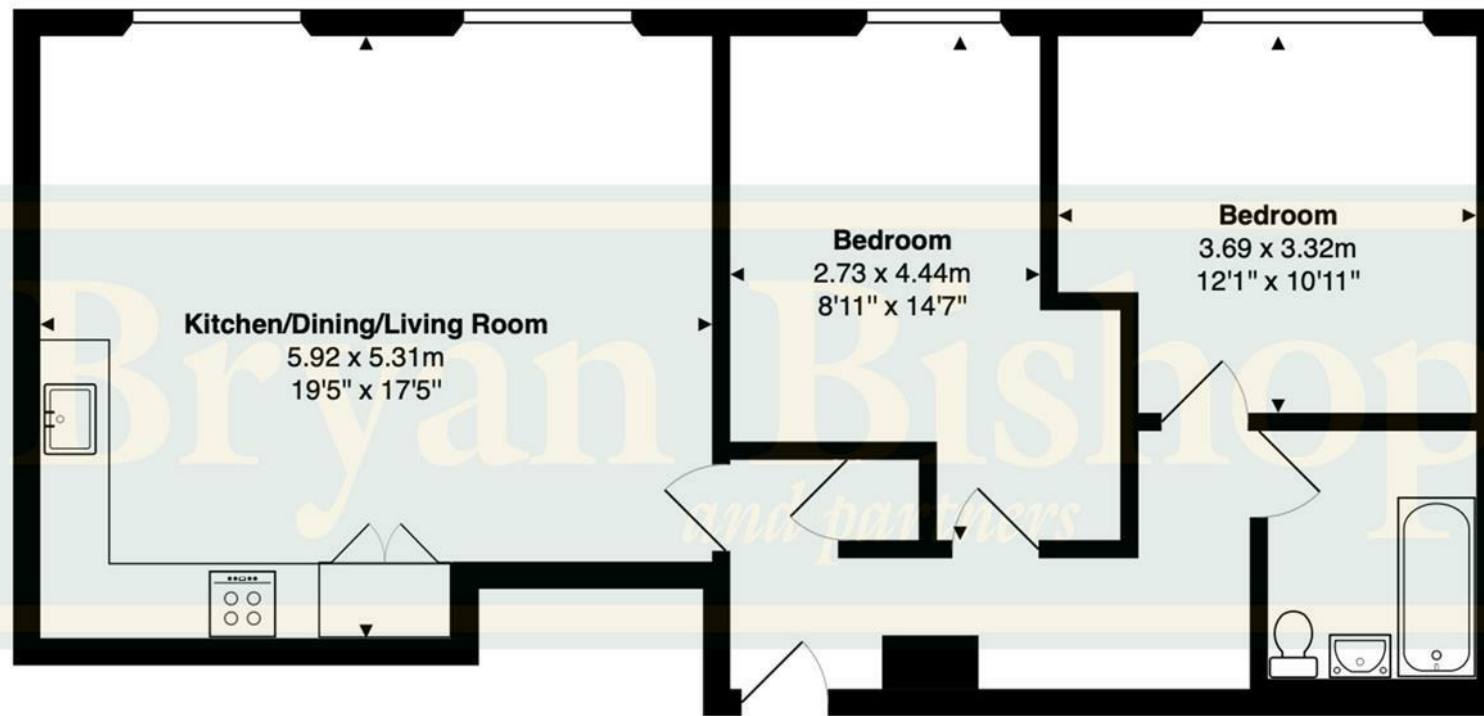
Location:

This property is perfectly located in a lovely, quiet residential cul-de-sac surrounded by other family homes, on the east side of the ever popular Welwyn Garden City, enjoying a peaceful location yet within a few minutes of the city centre with its extensive shopping areas, restaurants, bars and mainline railway station, from which regular and frequent services run north and south. London is an easy commute, with Kings Cross station just 25 minutes away. It also benefits from being close to all other local amenities including the Gosling Sports Centre, doctors, dentists and renowned schooling for all ages. Despite its residential location it remains within easy access of the motorway network via the A1(M).









First Floor
Area: 68.3 m² ... 735 ft²

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	72	79
England & Wales		
EU Directive 2002/91/EC		



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