



**Bryan Bishop**  
*and partners*

**Butterwick Way**  
**Welwyn, AL6 9GN**



# Butterwick Way

Welwyn, AL6 9GN

## Summary:

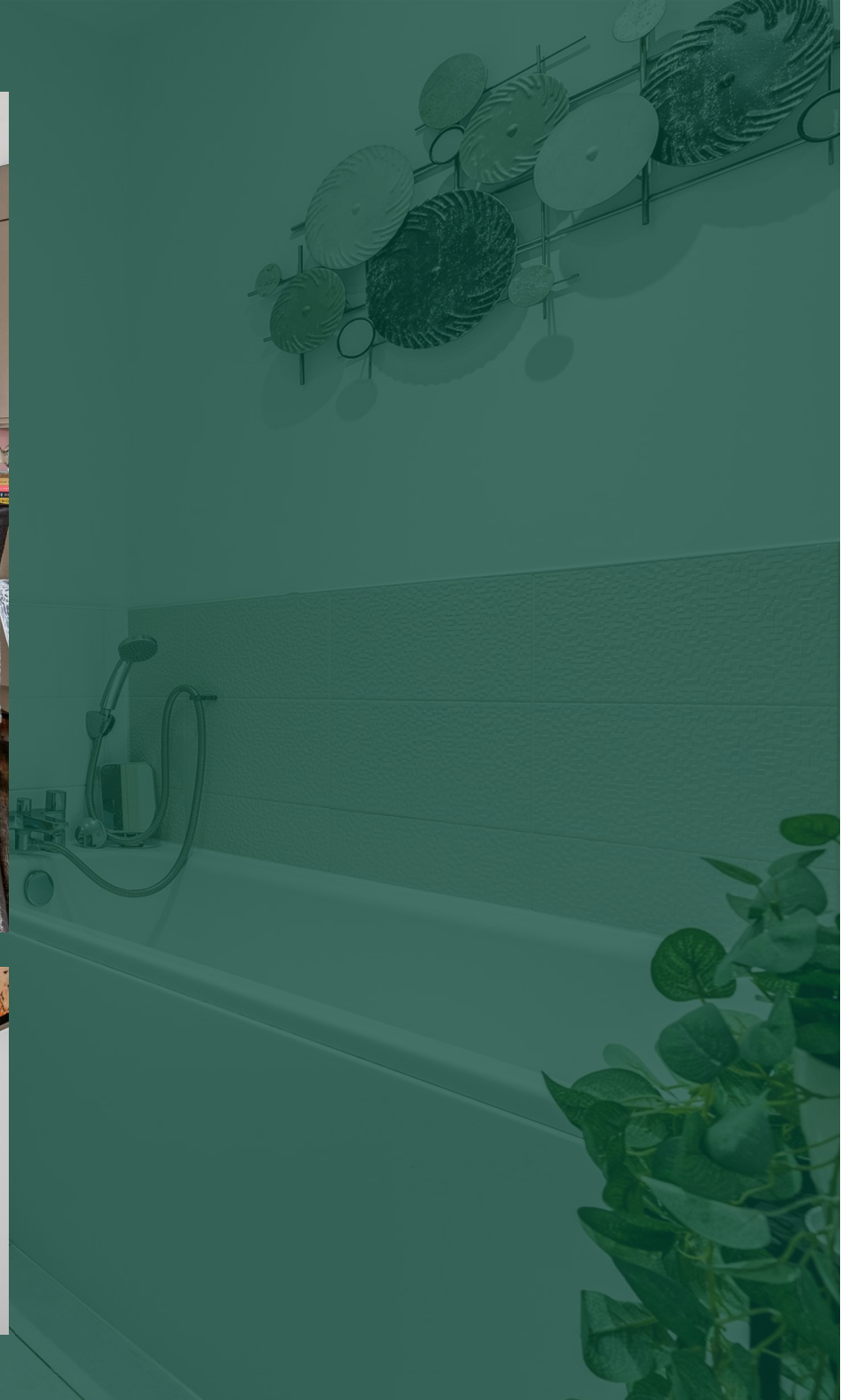
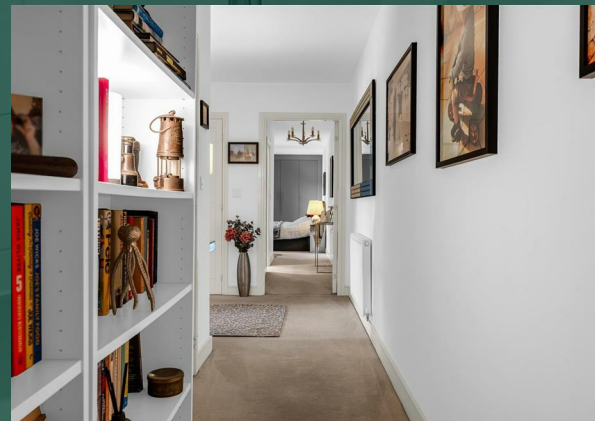
Bryan Bishop and Partners are delighted to bring to the market this stunning two bedroom, two bathroom apartment located on the first floor of Lynde Lodge, a prestigious development of exclusive residences set in extensive and meticulously maintained grounds within the highly desirable Wilshere Park, 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:

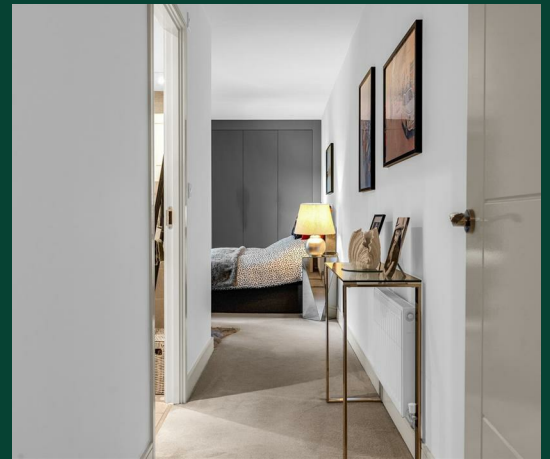
Lynde Lodge offers an exceptional situation, with beautiful architecture framing the imposing entrance. Inside is a tasteful interior that is decorated and maintained to an excellent standard, giving access to the first floor apartment by way of a staircase or by lift if you prefer.

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.



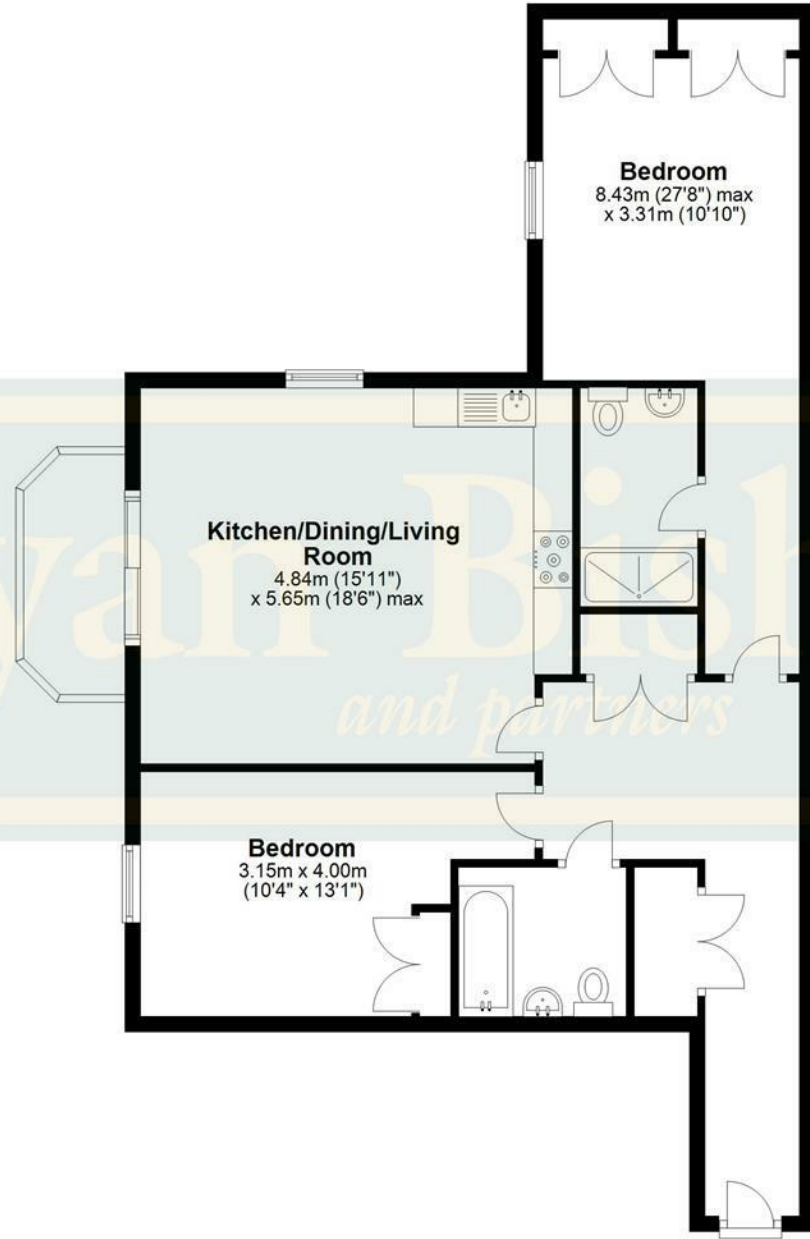






**First Floor**

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) <b>A</b>		
(81-91) <b>B</b>	84	84
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	

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