



PRESTIGE & VILLAGE

UK's finest properties

£625,000

NEW ROAD, WELWYN, , AL6 0AL

WELCOME TO A LIFE OF LUXURY AND RELAXTION.....

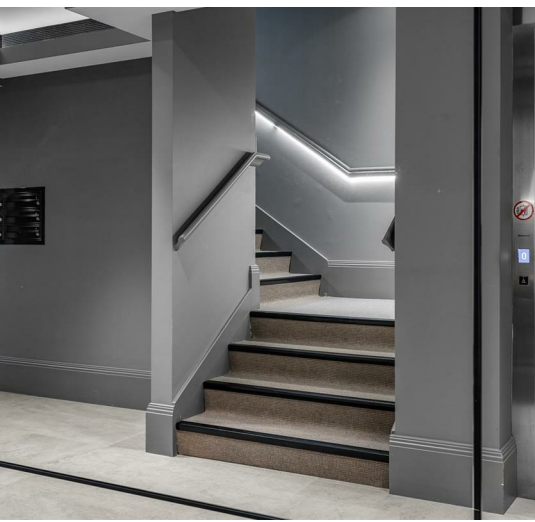
Prestige & Village are delighted to present this beautiful 2 bedroom FIRST FLOOR apartment at Caddington House Digswell. Spanning over 1,205 sq. ft this property boasts a LARGE KITCHEN, LIVING ROOM, 2 DOUBLE BEDROOMS, utility room and luxury finish throughout. Not forgetting the PRIVATE BALCONY WITH WOODLAND VIEWS!





- Large Apartment Spanning Over 1,200 Sq ft
- Luxury Finish Throughout
- Balcony With Garden & Woodland Views
- Stunning Communal Hallways & Garden
- Two Bathrooms
- Private Gated, Secure Parking, Lift Access
- Short Walk to Welwyn North Station





WELCOME TO A LIFE OF LUXURY AND RELAXATION..... X

Discover Caddington House an exclusive collection of just 9 large apartments, where every day feels like your dream escape. A unique fusion of contemporary luxury & quintessential charm, designed to evoke all the elegance of a boutique country hotel. A true testament to refined living.

Communal and outside spaces have been carefully crafted to ensure your luxury experience begins the moment you approach the entrance gates.

Nestled amidst the sprawling greenery of the tranquil Digswell Village, Caddington House welcomes you to a haven of serenity and relaxation, and yet is only a 5 MINUTE STROLL to Welwyn North train station, providing direct access into the hustle and bustle of London in just 30 minutes.

THE APARTMENTS

Each apartment boasts 2 double

bedrooms and 2 bathrooms, with walk in showers and deep soaking tubs. Expansive open plan living spaces are bathed in natural light and feature impressive well equipped kitchens. Separate utility rooms providing all the modern amenities. Bi-fold doors from the lounge to your private terrace bring the 'outside in' and create a relaxing heart to the home, seamlessly connected to the picturesque surroundings. Under floor heating, double ovens, Amtico flooring, rain shower heads and quartz work tops are among the many features of this stunning new home.

SUMMARY

Exceptional Value Stunning 2 bedroom luxury new build apartment in a gated development on the prestigious New Rd, Digswell



APARTMENT 7 - FIRST FLOOR



KITCHEN/LIVING 4.6M X 9.1M - 15 X 30'	ENSUITE 1.7M X 2.3M - 5'8 X 7'7"	UTILITY ROOM 2.0M X 2.0M - 6'7" X 6'7"
BEDROOM 1 4.0M X 4.1M - 13'1 X 13'7"	BATHROOM 2.2M X 2.0M - 7'1" X 6'7"	BALCONY 3.7M ²
BEDROOM 2 2.8 X 4.9 - 9'3" X 12'2"		



Welwyn Hatfield
Band F

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
87-95 A			87-95 A		
81-85 B			81-85 B		
76-80 C			76-80 C		
71-75 D			71-75 D		
66-70 E			66-70 E		
61-65 F			61-65 F		
56-60 G			56-60 G		
51-55 H			51-55 H		
46-50 I			46-50 I		
41-45 J			41-45 J		
36-40 K			36-40 K		
31-35 L			31-35 L		
26-30 M			26-30 M		
21-25 N			21-25 N		
16-20 O			16-20 O		
11-15 P			11-15 P		
6-10 Q			6-10 Q		
1-5 R			1-5 R		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		



PRESTIGE & VILLAGE

UK's finest properties

PROPERTY@PRESTIGEANDVILLAGE.CO.UK

WWW.PRESTIGEANDVILLAGE.CO.UK