



Bedwell Hall

Bedwell Park, Essendon AL9 6GJ



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SET WITHIN GROUNDS OF ESSENDON COUNTRY CLUB. This stunning and unique ground floor apartment benefits from being the only apartment within the beautiful Bedwell Hall to have its very own secluded private garden. Bedwell Hall is approached via a long tree lined driveway leading to a gated entrance with an allocated parking space, a private garage en bloc with electric car charging point.

❖ The apartment boasts a beautiful elegant lounge with doors leading onto the wonderful secluded private rear garden, a modern kitchen/diner large enough to host up to 8 people with door onto an additional private herb garden. The two double bedrooms benefit from fitted wardrobes and the principal bedroom has a stunning en suite. There is also a large family bathroom.

❖ GROUNDS: An elegant slice of English Parkland with private gardens including the Victorian garden with its beautiful array of flowers and shrubs. A mix of woodland and the manicured greens of Essendon Golf course adjoin the estate giving residents private access onto the course and its restaurant. Residents also have sole use of the private tennis court in the gardens.





















Bedwell Hall Communal Garden



Bedwell Hall, Bedwell Park, Cucumber Lane, Essendon, Hatfield, AL9

Approximate Area = 1202 sq ft / 111.6 sq m

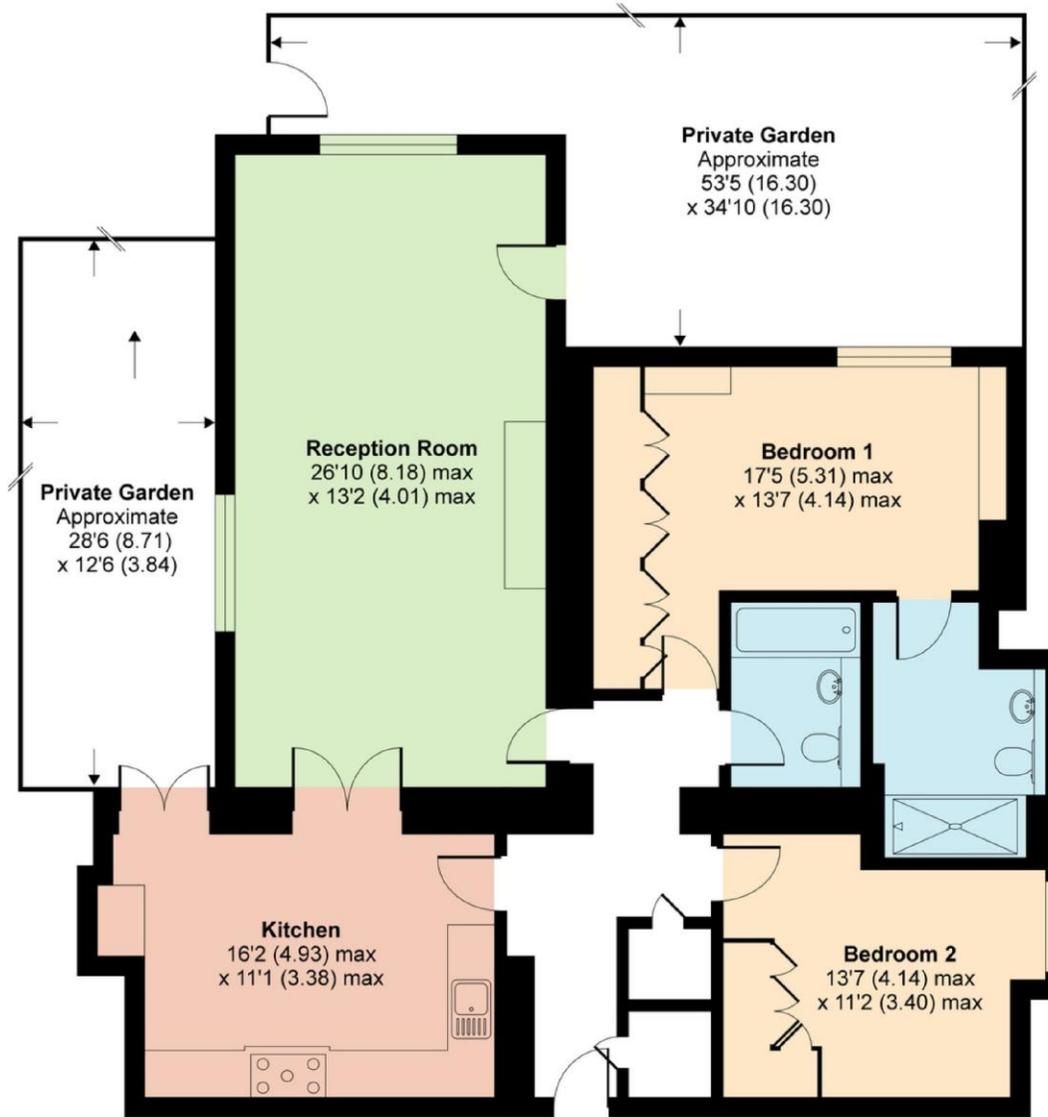
For identification only - Not to scale

Local Authority:
Welwyn & Hatfield Borough Council
Council Tax Band: G
Tenure: Leasehold
Service Charge: £8,000 p.a.
Ground Rent: £500 p.a.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	63	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



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