



Sadler's
L O D G E



DIGSWELL, WELWYN

An exclusive development of just five luxurious apartments by Bonnel Homes

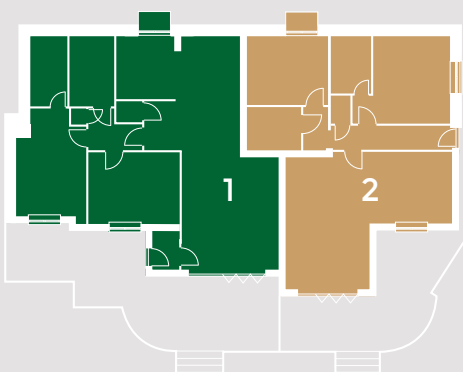
Sadler's Lodge is a prominent corner development of just 5 unique apartments in a sought after village location within walking distance of Welwyn North Station. Blending beautifully with the surrounding environment and set within delightfully landscaped communal gardens, these luxurious new apartments offer contemporary living space.

Each apartment benefits from a terrace or balcony and additional storage facilities, along with its own private access and allocated parking for two vehicles.

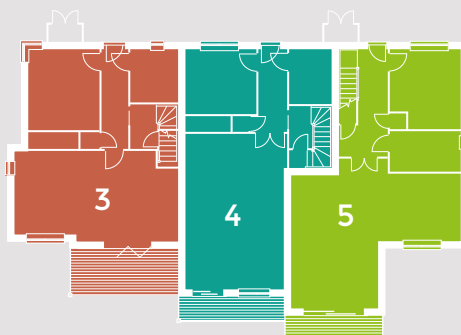


This development plan is for illustrative purposes only and is not intended to be scaled or used to indicate specific boundaries.

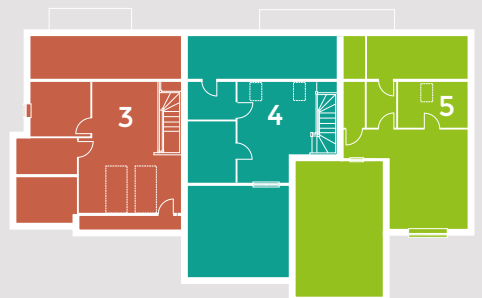
LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



Subject to planning approval.

SPECIFICATION

DESIGNER KITCHENS

Colour choice of contemporary kitchen units with silestone worktops and matching upstands from our selected range

Neff integrated fridge and freezer

Cable wine chiller

Neff integrated slide and hide double oven

Neff 600mm induction hob and extractor hood

Neff integrated dishwasher

Undermounted stainless steel one and half bowl sink

Neff integrated washer/dryer

Contemporary worktop and plinth lighting

Downlighters

INTERNAL FEATURES

Underfloor gas heating system

Thermostatic controls to each room to create perfect temperature

Gas combi boiler

Slimline white sockets throughout with chrome switches in Living Area and Kitchen/Dining Area

TV, FM and Sky + (or similar provider) points in Living Area, Kitchen/Dining area

TV points to all other bedrooms

Telephone point to Living Area

Smooth panelled internal doors, finished in white with stylish chrome rose door handles

Walls finished in white emulsion and white satin finish to woodwork

Smooth ceiling finished in white emulsion

Fitted dressing area with sensor controlled lighting to Master Bedroom

BATHROOMS AND ENSUITES

Stylish sanitary suite with concealed cistern, wall mounted wc with soft close seat and wash hand basin on vanity unit

Thermostatically controlled shower mixer to L shape bath with clear glass shower screen

Digital shower to ensuite with clear glass shower cubicle

Choice of tiles, with full height tiling around bath and to shower cubicle and half height tiling to other walls

White downlights

Extractor fan

Wall fitted cabinet with mirror

Shaver point

Dual heated chrome towel rail

SAFETY AND SECURITY

Double glazed grey uPVC windows with multi locking point handles

Contemporary style front door fitted with mortice deadlocks

Mains operated smoke detectors, carbon monoxide detectors with battery back up

Intruder alarm system

EXTERIOR FINISH

Each apartment has own private entrance

Outside light to front door

Landscaped communal gardens with external lighting

Secure external storage

Communal refuse store

Patio to apartments one and two

Balcony to apartments three, four and five

External tap to apartments one and two

Outside power point to apartments one and two

Communal satellite for connection

PARKING

Two allocated car parking spaces to each apartment

INFLUENCE THE FINISH OF YOUR HOME

Subject to the stage of construction, choose from arrange of optional extras - please ask our sales agent for details

NEW HOME WARRANTY

10 year LABC warranty provides peace of mind

TENURE

999 year Leasehold with freehold transfer to the owners

MANAGEMENT COMPANY

A management company is to be appointed and each apartment will contribute to the care, upkeep and maintenance of the communal areas (driveway, car parking, drainage, communal refuse store, communal gardens, mains electric and external lighting)

This specification is for guidance only. We recommend that you inspect the full specification prior to reservation and confirm all details with the sales advisor at point of purchase. We reserve the right to change or substitute alternative items of the same quality. Specifications are correct at the time of printing. Please note TV and telephone points only are provided. Purchaser to arrange own connections, including extensions. * Choices dependent on stage of construction. Photographs show typical Bonnel Homes interior specification.



APARTMENT ONE 1194 sq ft

Living	5298mm x 4560mm 17'4" x 14'10"
Kitchen/Dining	5849mm max x 5718mm max 19'2" max x 18'8" max
Bedroom 1	5079mm max x 3348mm 16'7" max x 10'10"
Bedroom 2	4062mm x 3337mm 13'3" x 10'10"



APARTMENT TWO 939 sq ft

Living/Dining	6198mm max x 3891mm 20'3" max x 12'8"
Kitchen	3725mm x 3337mm 12'2" x 10'10"
Study	3760mm x 3243mm 12'4" x 10'7"
Bedroom 1	4109mm x 3648mm 13'5" x 11'11"



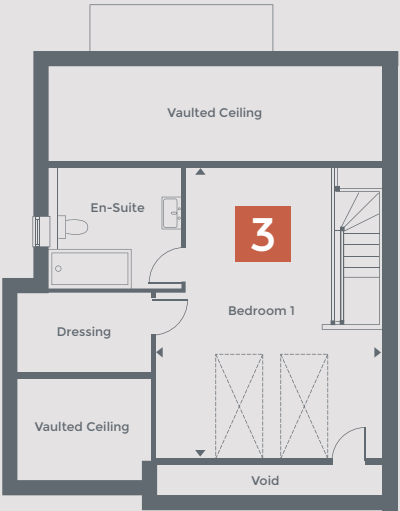
APARTMENT THREE 977 sq ft

Living	4695mm max x 4157mm max 15'4" max x 13'6" max	Bedroom 1	5971mm max x 4695mm max 19'6" max x 15'4" max
Kitchen/Dining	3827mm x 2855mm 12'6" x 9'4"	Bedroom 2	3729mm x 3313mm 12'2" x 10'9"

GROUND FLOOR



FIRST FLOOR



APARTMENT FOUR 1090 sq ft

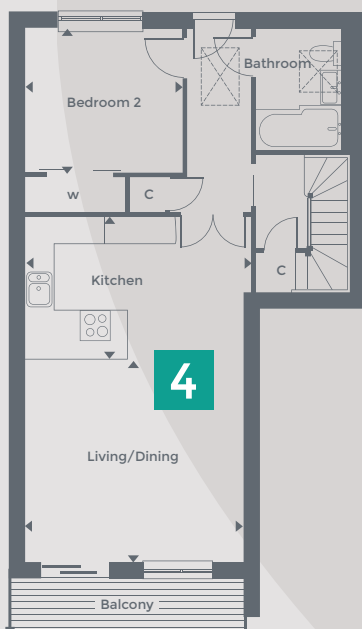
Living/Dining 4600mm x 4146mm
15'1" x 13'6"

Kitchen 4743mm x 2987mm
15'6" x 9'8"

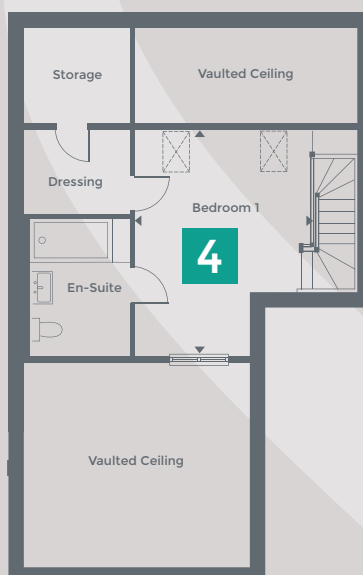
Bedroom 1 4546mm max x 3608mm max
14'9" max x 11'8" max

Bedroom 2 3313mm x 2963mm
10'9" x 9'7"

GROUND FLOOR



FIRST FLOOR



APARTMENT FIVE 1077 sq ft

Living/Dining 6238mm x 3931mm
20'5" x 12'9"

Kitchen 3875mm x 3138mm
12'7" x 10'3"

Bedroom 1 4595mm x 3548mm
15'0" x 11'6"

Bedroom 2 3683mm max x 3225mm max
12'0" max x 10'6" max

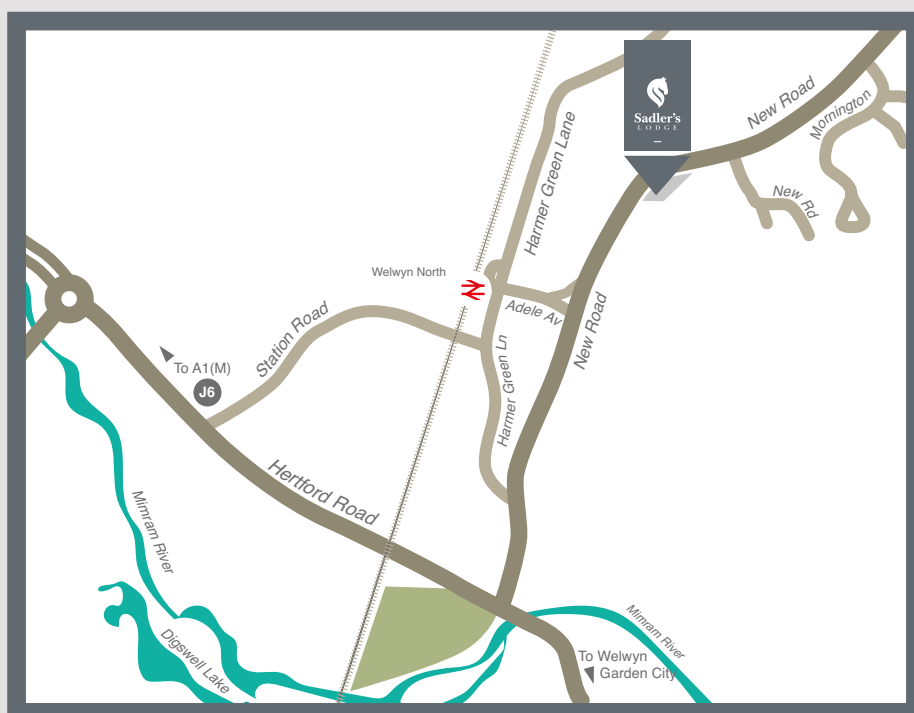
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FIRST FLOOR



Whilst every effort is made to ensure that the information in this brochure is as accurate and helpful as possible, it does not form part of any contract. Purchasers are requested to confirm precise details of each individual property with the sales agent, who will be pleased to assist you. Kitchen layouts are indicative only, please refer to the sales agent for a detailed layout. Dimensions shown have been taken from working drawings, may vary to finished properties and are not intended to be used for carpet sizes, appliance sizes or items of furniture. The sales agent will be pleased to provide actual measurements at the appropriate build stage.



SADLER'S LODGE, DIGSWELL

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Computer generated images (above and front cover) show an artist's impression of the property.



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