

Bedwell Hall  
Essendon, Hertfordshire, AL9 6GJ  
£4,000 Per calendar month Share of freehold

**STATONS**

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Bedrooms 2 | Bathrooms 2 | Receptions 2





# 1 Bedwell Hall Essendon, Hertfordshire AL9 6GJ



A magnificent Grade II listed apartment set in the grounds of Essendon Golf Club with stunning views. Benefits include a stunning open plan lounge/dining room complete with original high ceilings, feature fireplace and mezzanine study/library area. Private south facing afternoon terrace accessed off the reception room, two en-suite bedrooms open onto a private morning terrace with the master bedroom having additional dressing area, superb Kitchen/breakfast room with separate utility room and cloakroom. There are also two car parking spaces and a garage.

#### Specification

**KITCHEN:** Handcrafted kitchen with book matched Statuario Venato Quartz surfaces and splashback, 'Miele' appliances including two built in ovens, inset induction hob with stainless steel extractor canopy above, fully integrated dishwasher, built in microwave/combi oven, built in coffee machine, Franke instant boiling water tap, American style fridge freezer with ice maker and chilled water supply.

**SEPARATE UTILITY ROOM:** integrated washing machine and tumble dryer.

**OPEN PLAN LOUNGE:/DINING ROOM:** Complete with original ornate high ceiling, feature fireplace, Murano glass chandeliers and side lights, large picture windows providing stunning views and mezzanine study/library area.

**HOME ENTERTAINMENT:** The property is pre-wired for multi room audio system and home entertainment system. Lounge features built-in video projector and large electric motorized screen.

**BATHROOM SUITES:** Handcrafted luxurious bathroom suites with high quality designer sanitaryware and bespoke furniture. The master en-suite features book matched Statuario Venato Quartz tiles.

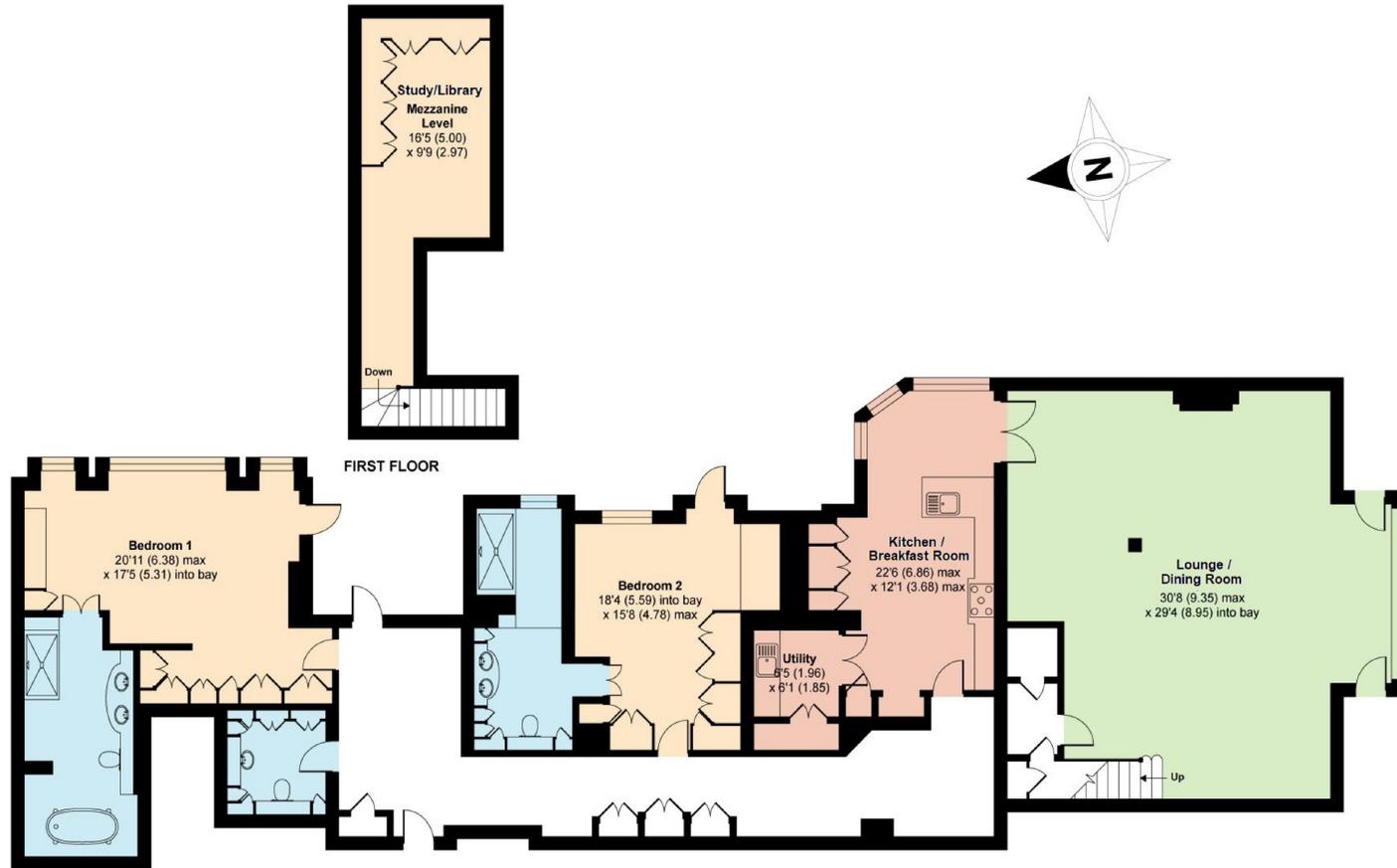
**FINISHES:** Solid oak front door and oak veneer internal doors with ornate chrome door handles. Ornate architraves, coving and skirting boards.

**SECURITY:** Wired alarm system and audio communication to main entrance area.

**GROUNDS:** An elegant slice of English Parkland set amongst 150 acres to explore and 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. Residents all have sole use of the tennis court and a golf buggy.



APPROX. GROSS INTERNAL FLOOR AREA 2823 SQ FT 262.2 SQ METRES



GROUND FLOOR

FIRST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Potential		Current	Potential	
53	77		48	72	

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**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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