



Bell Mews
— CODICOTE —



ALDENHAM
RESIDENTIAL

PROPERTY DEVELOPMENT



Connect with life

Bell Mews & Queens Court Apartments is a new landmark development by Aldenham Residential, consisting of 1 and 2 bedroom apartments and 2, 3 and 4 bedroom houses plus one 2 bedroom bungalow nestled within the historic and tranquil Hertfordshire village of Codicote.

Position perfect

Hertfordshire is a fascinating place to call home and this charming and secure Codicote development offers convenient access to local amenities and the keys to unlocking stunning surroundings, right on your doorstep.

The pretty village of Codicote is located in a valley in the Chiltern Hills four miles north-west of the vibrant town of Welwyn Garden City with its excellent transport links with trains running into three Central London Stations, Kings Cross, Moorgate and St Pancras International connecting the European traveller to directly to Eurostar. Alternatively a little closer to home, Knebworth Station (just 3.5 miles away) offers you a direct line into Kings Cross.

By road the M25 and M1 are easily accessible either North to the Midlands or South to London just 30 miles away. As are three major Airports, the closest being London Luton just 8 miles away, London Heathrow 39 miles and London Stanstead at 46 miles.

A warm and homely offering is on the menu at the Goat Inn locally, or visit neighbouring Welwyn Garden City with ample restaurants and pubs that reflects the areas enviable fusion of past and present.



A fine balance

With plentiful options for eating out, entertainment and shopping nearby, yet surrounded by countryside and open green space, Bell Mews & Queens Court offer a truly enviable quality of living and the best of both worlds.

Welwyn Garden City is home to a thriving local community with a local arts campus, a thriving cinema and a theatre with festivals and live music. If shopping in one of the many attractive, independent shops has worked up an appetite, a variety of quality, contemporary restaurants and pubs are on offer.

For outdoor adventures, nearby favourites include a nine-mile former train line reclaimed as picturesque cycle path and the peaceful, bluebell-laden Heartwood Forest.

Open the door

This quintessentially English countryside is well stocked with rolling hills, a myriad of castles and country walks. On the doorstep and slightly further away is Stevenage, one of south-east England's most rapidly developing and dynamic towns.

Stevenage is home to the large and picturesque Fairlands Valley Park with boating lake, a popular indoor market, a multiplex cinema and the Lamex stadium. Nearby is home to renowned Knebworth House, boasting 28 acres of formal gardens and maze.

A short car journey leads to the popular Whipsnade Zoo tourist attraction. Back home in Codicote, the M25 can be reached by car in under 20 minutes.



Schools

There are a number of impressive schools both State and Independent in close proximity and easily accessed from Codicote, these include:

Codicote C of E Primary School - Nursery, Reception, Years 1-6

Oaklands Primary School Years 1-6

Welwyn St Marys C of E Primary School 1-6

Hitchin Boys School Years 11-18

Hitchin Girls School Years 11-18

Monks Walk School Years 11-18

PRIVATE SCHOOLS

Tenterfield Nursery School 3-4 Years

Sharrards School Years 3-19

Development plan

PLOT 1
THE AVERY
2 Bedroom
1,002 sq.ft

PLOT 2
THE ETHELRED
3 Bedroom
1,236 sq.ft

PLOT 3
THE AYLETT
4 Bedroom
1,307 sq.ft

PLOT 4
THE DALSTON
3 Bedroom
1,244 sq.ft

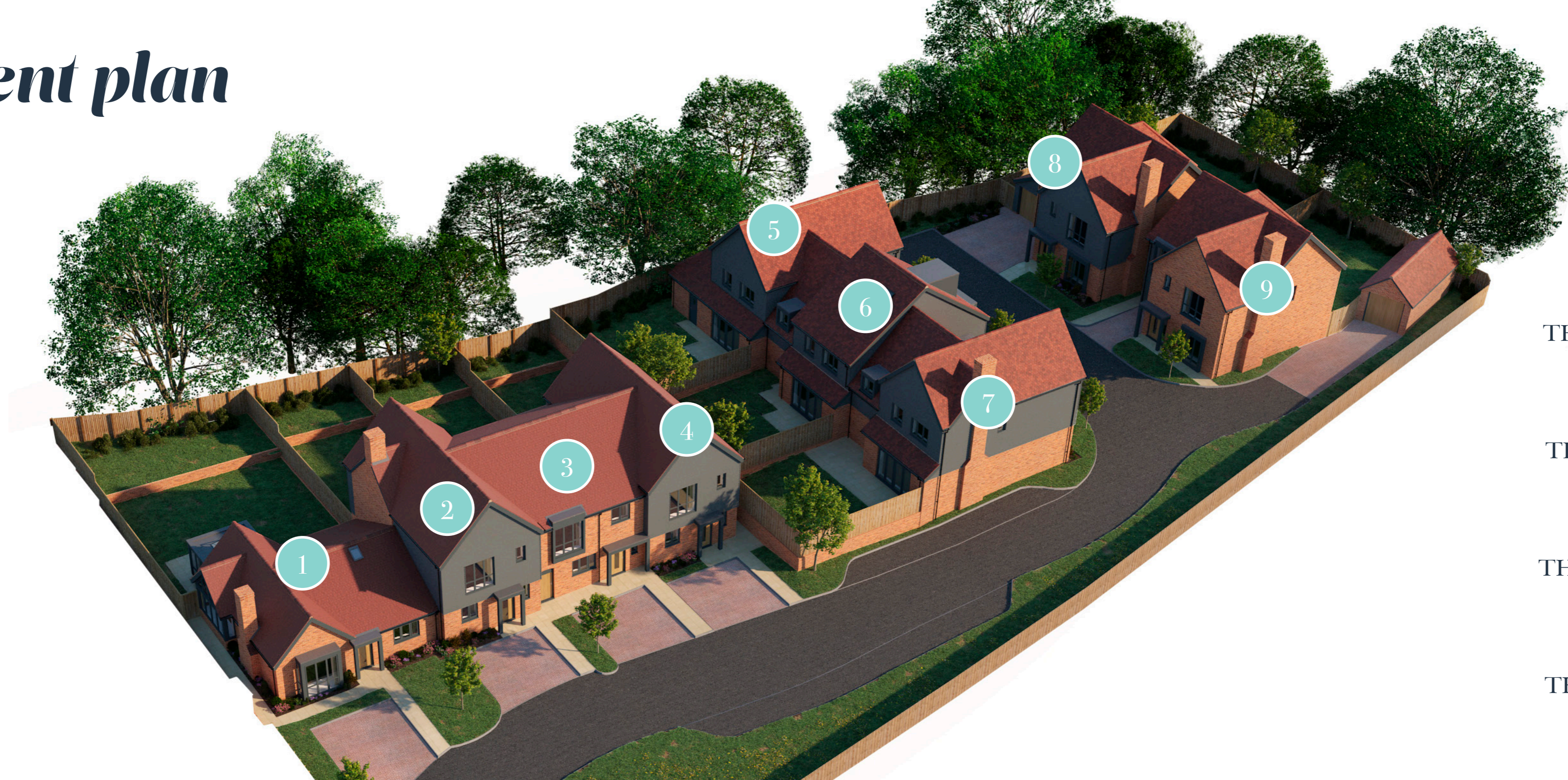
PLOT 5
THE PENNE
3 Bedroom
1,151 sq.ft

PLOT 6
THE ORDWAY
4 Bedroom
1,538 sq.ft

PLOT 7
THE ELDWIN
3 Bedroom
1,292 sq.ft

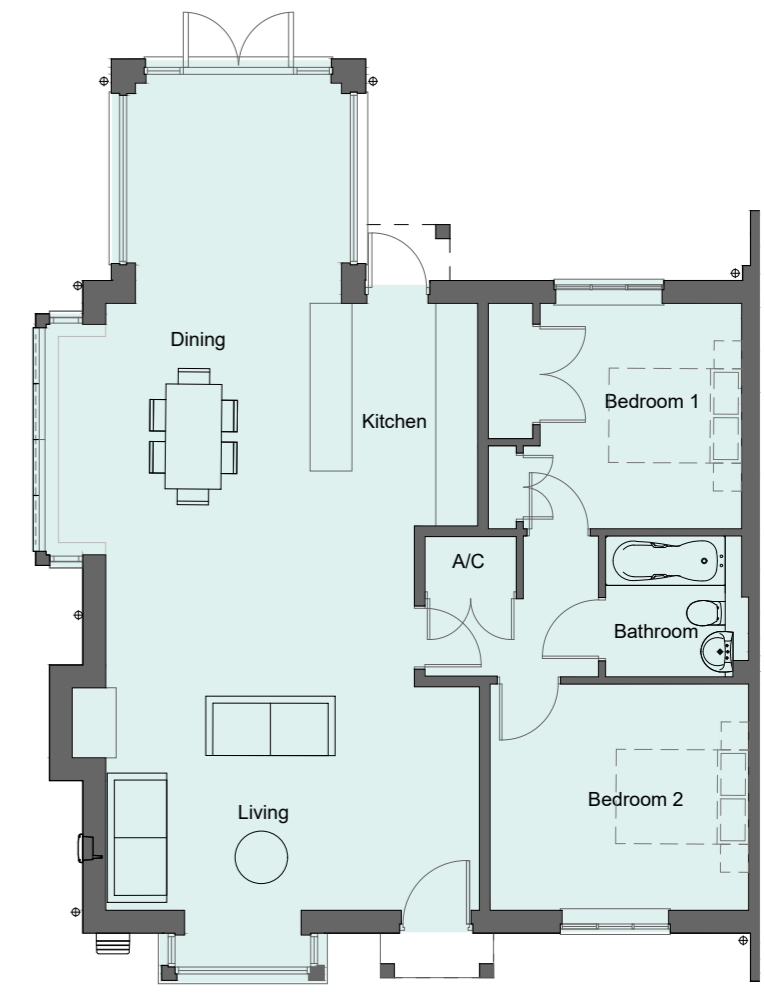
PLOT 8
THE EVERETT
4 Bedroom
1,701 sq.ft

PLOT 9
THE POYNER
4 Bedroom
1,629 sq.ft



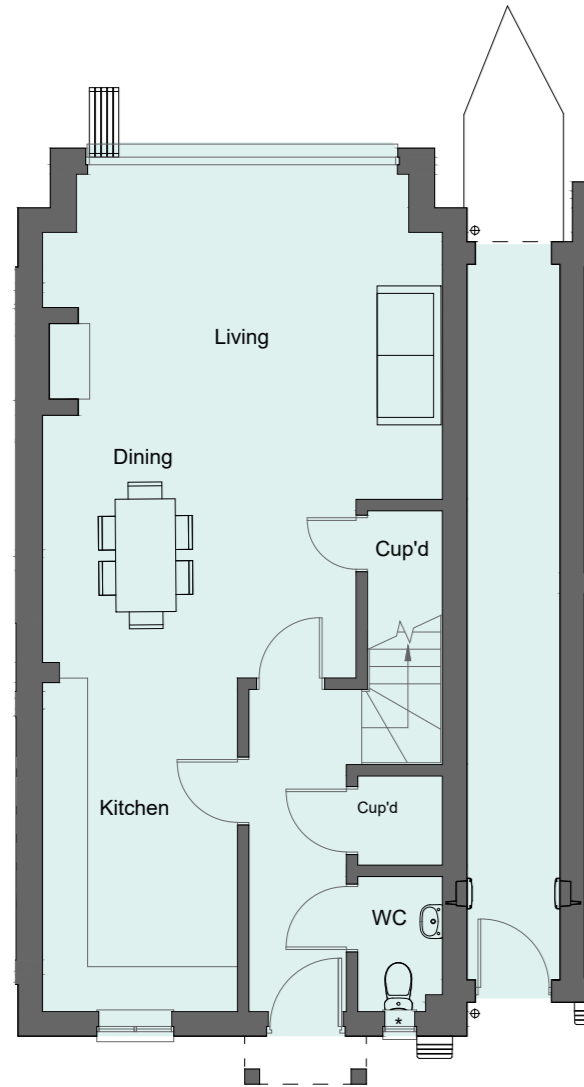


THE AVERY



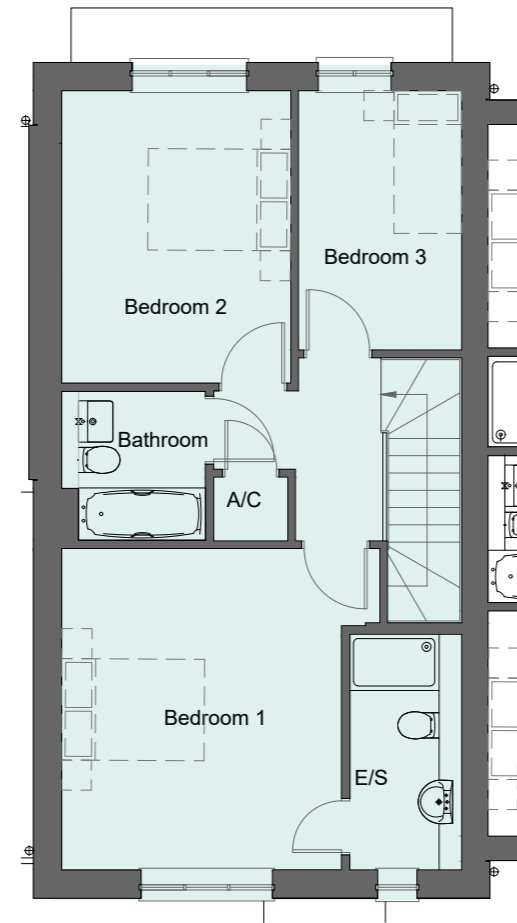
Kitchen/Living/Dining	12.7m x 6m (59m ²)
Bedroom 1	2.9m x 3.2m (9.6m ²)
Bedroom 2	3.7m x 3.2m (12m ²)
Bathroom	2.2m x 1.9m (4m ²)
A/C	1.3m x 0.8m (1m ²)

PLOT 2



Ground Floor

Kitchen/Living/Dining	11.1m x 4.2m (43m ²)
WC	1.8m x 1.1m (2m ²)
Cupboard 1	1.2m x 1.2m (1.3m ²)
Cupboard 2	1m x 1.2m (1.2m ²)



First Floor

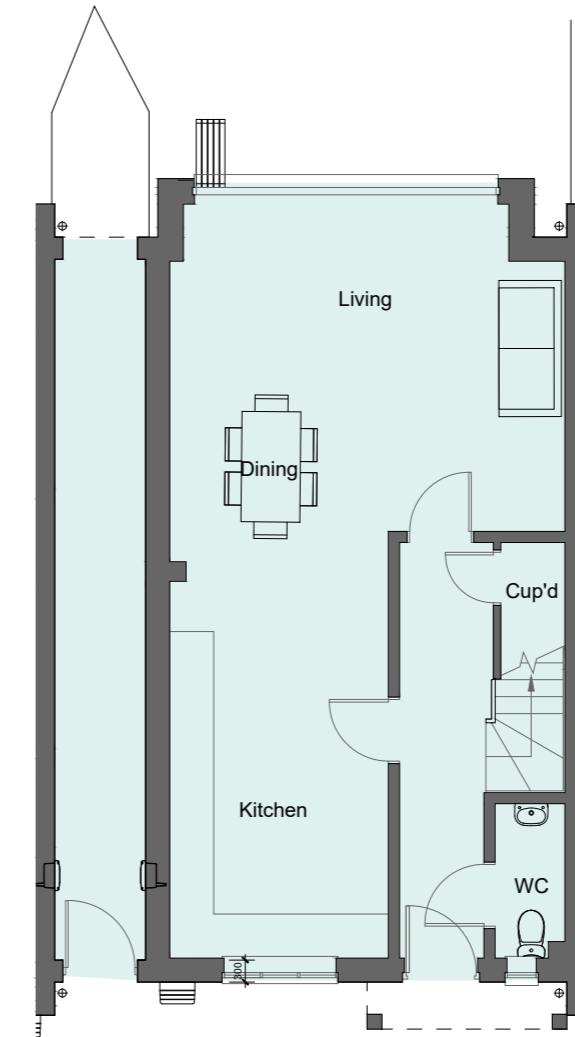
Bedroom 1	3.7m x 4.2m (16.4m ²)
Bedroom 2	3m x 3.9m (11.4m ²)
Bedroom 3	2.1m x 3.4m (7.5m ²)
En-Suite	1.5m x 3.1m (4.7m ²)
Bathroom	2m x 1.9m (3.6m ²)
AC	0.8m x 0.9m (0.8m ²)



THE ETHELRED

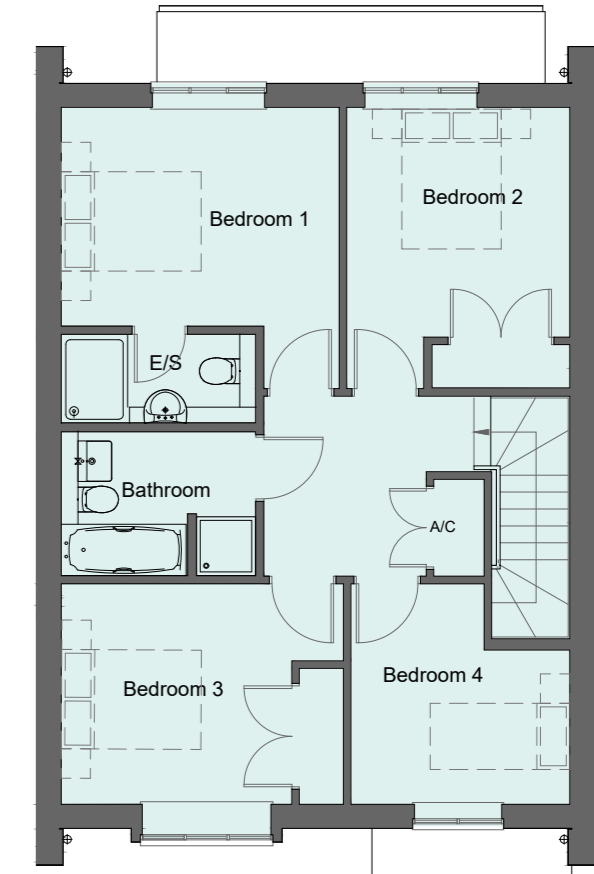


THE AYLETT



Ground Floor

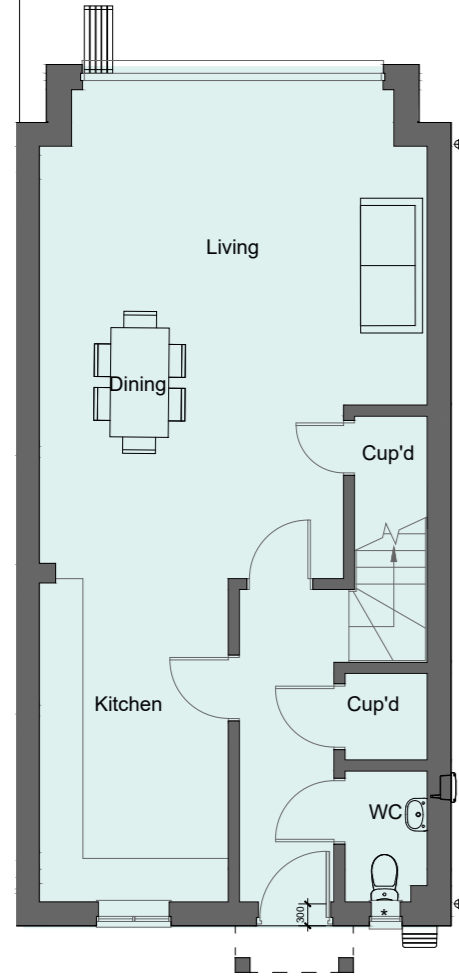
Kitchen/Living/Dining	10.2m x 5.4m (40.4m ²)
WC	2.1 x 0.9m (1.9m ²)
Cupboard 1	0.9m x 1.3m (1m ²)



First Floor

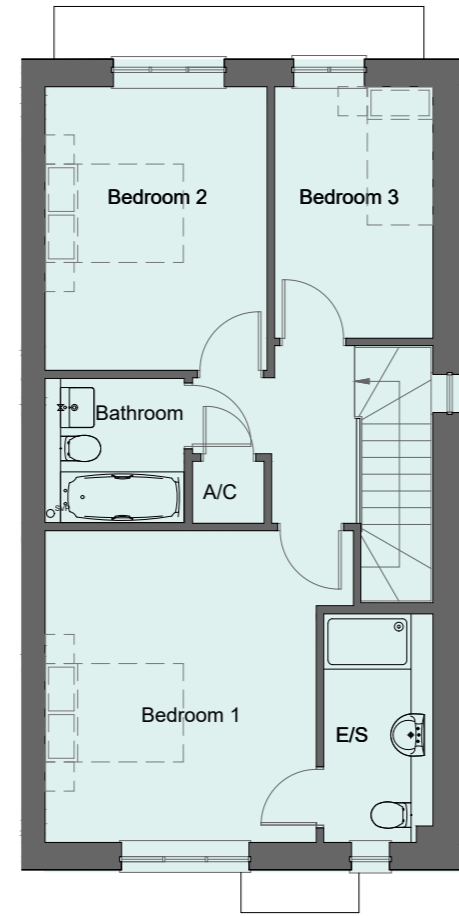
Bedroom 1	2.9m x 3.7m (12m ²)
Bedroom 2	3m x 3.1m (10.2m ²)
Bedroom 3	3.1m x 3m (10.2m ²)
Bedroom 4	3m x 3m (7.9m ²)
En-Suite	2.6m x 1.2m (3.2m ²)
Bathroom	2.6m x 1.9m (5.2m ²)
AC	1.3m x 0.7m (0.9m ²)

PLOT 4



Ground Floor

Kitchen/Living/Dining	11.2m x 5.3m (44m ²)
WC	1.1m x 1.8m (2m ²)
Cupboard 1	1.2m x 1.1m (1.3m ²)
Cupboard 2	1m x 1.3m (1.3m ²)



First Floor

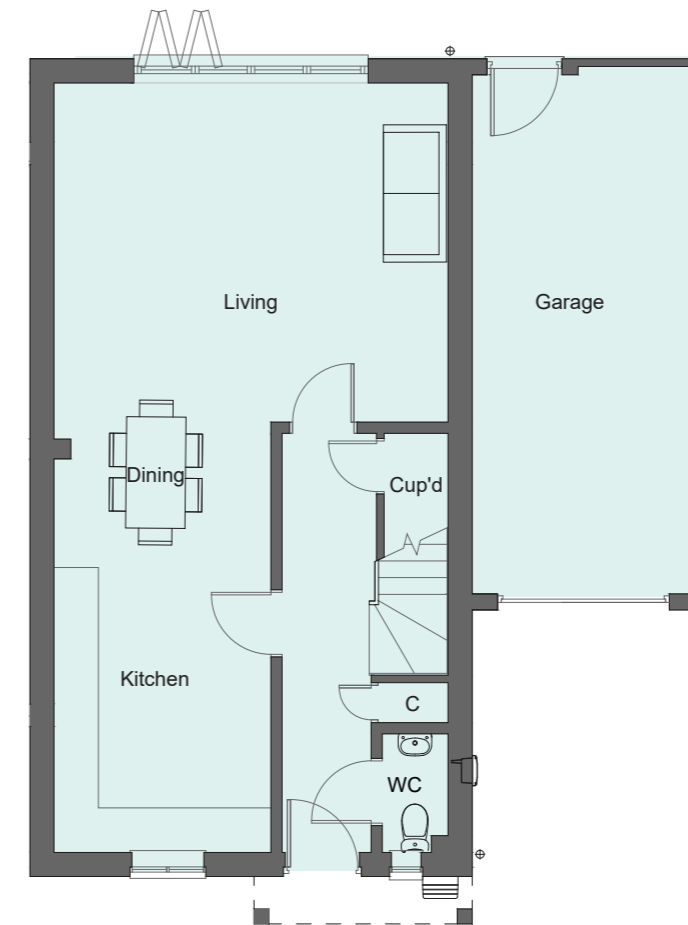
Bedroom 1	3.7m x 4.2m (16.4m ²)
Bedroom 2	3m x 3.9m (12m ²)
Bedroom 3	2.2m x 3.4m (7.5m ²)
En-Suite	1.5m x 3.1m (4.6m ²)
Bathroom	2m x 1.9m (3.8m ²)
AC	0.8m x 0.9m (0.8m ²)



THE DALSTON

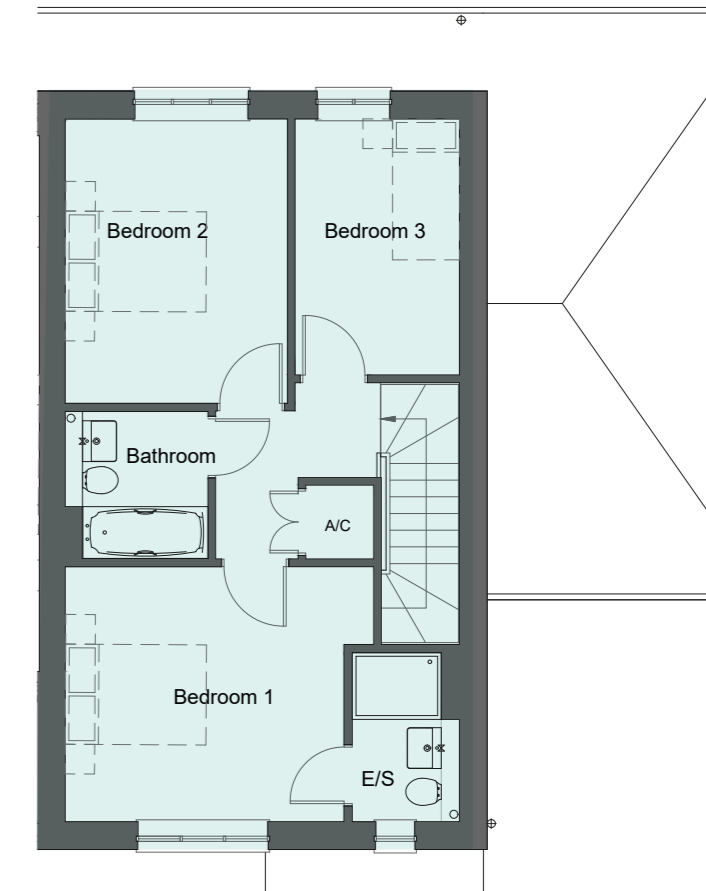


THE PENNE



Ground Floor

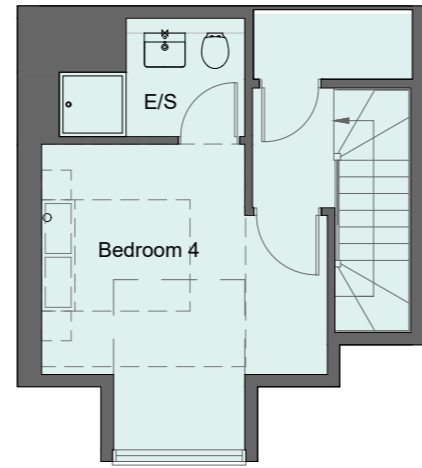
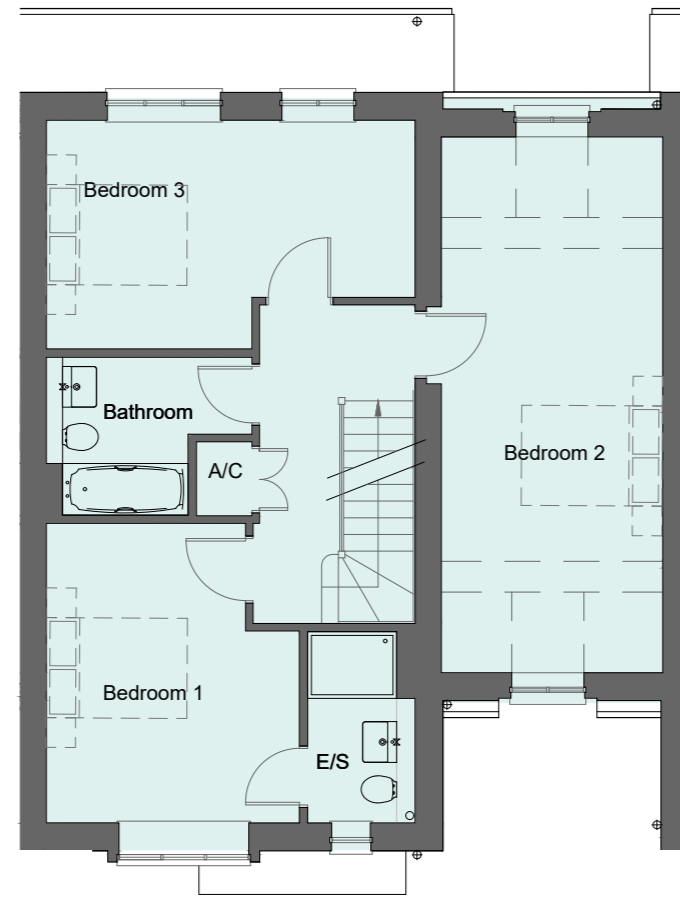
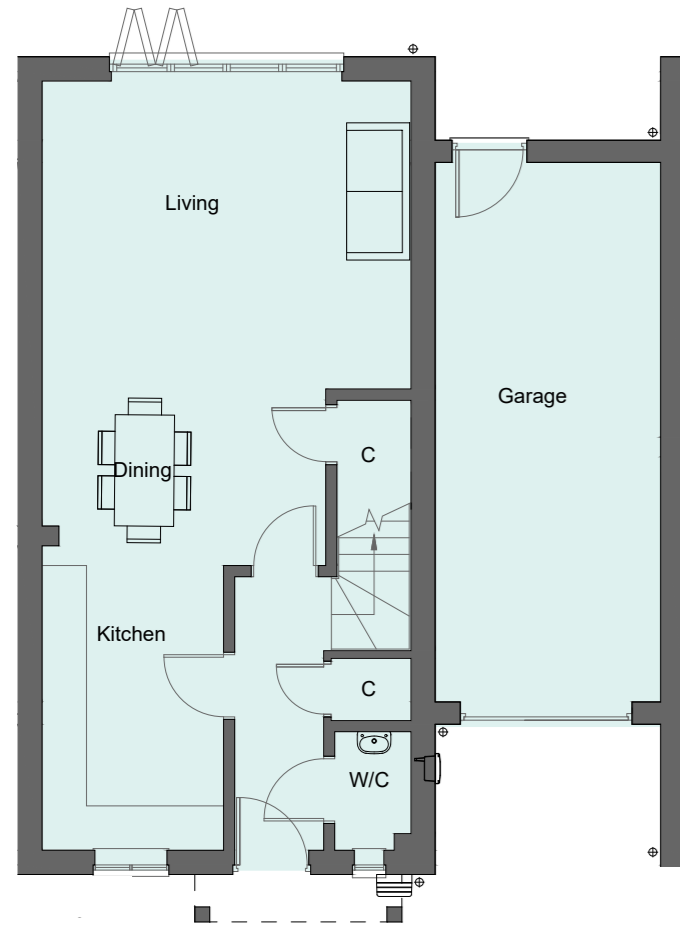
Kitchen/Living/Dining	10.4m x 5.3m (41.2m ²)
WC	1.6m x 0.9m (1.4m ²)
Cupboard 1	0.9m x 0.5m (0.5m ²)
Cupboard 2	1.2m x 0.9m (1m ²)
Garage	3m x 7m (21.5m ²)



First Floor

Bedroom 1	3.4m x 4.1m (13.4m ²)
Bedroom 2	3m x 3.8m (11.5m ²)
Bedroom 3	2.2m x 3.4m (7.7m ²)
En-Suite	2.3m x 1.2m (3m ²)
Bathroom	2m x 1.7m (3.6m ²)
AC	1m x 0.9m (0.9m ²)

PLOT 6



Ground Floor

Kitchen/Living/Dining	10.4m x 5m (39.1m ²)
WC	1.6m x 1m (1.6m ²)
Cupboard 1	0.8m x 1.1m (0.9m ²)
Cupboard 2	1.2m x 1m (1.2m ²)
Garage	3m x 7.2m (22m ²)

First Floor

Bedroom 1	4m x 3.4m (12.7m ²)
Bedroom 2	3m x 7.2m (21.6m ²)
Bedroom 3	5m x 3.1m (13.8m ²)
En-Suite	2.5m x 1.2m (3.5m ²)
Bathroom	2.1m x 1.9m (4.8m ²)
AC	1m x 0.75m (0.75m ²)

Second Floor

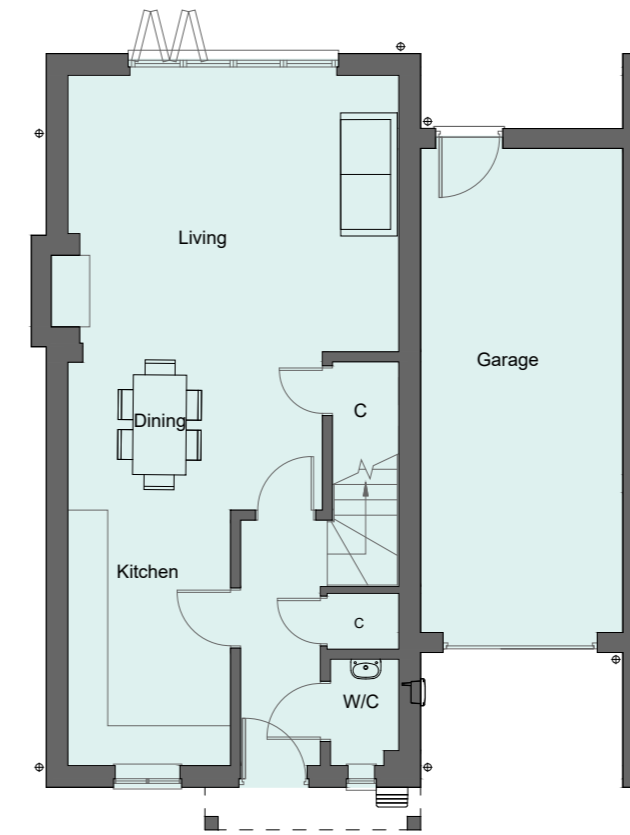
Bedroom 4	3.1m x 3.8m (12.7m ²)
En-Suite	1.6m x 2.5m (3.3m ²)



THE ORDWAY

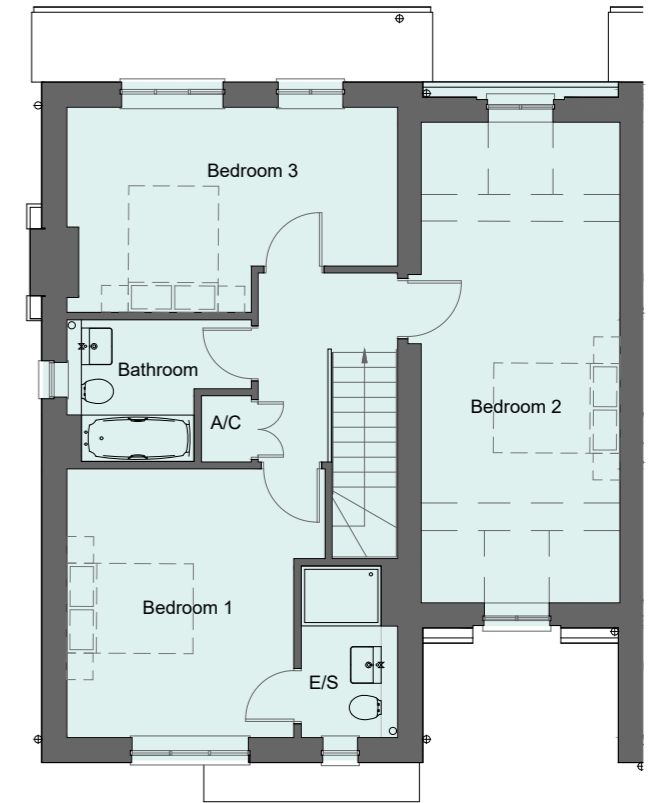


THE ELDWIN



Ground Floor

Kitchen/Living/Dining	10.4m x 5m (39m ²)
WC	1.6m x 1m (1.6m ²)
Cupboard 1	0.8m x 1.1m (0.9m ²)
Cupboard 2	1m x 1.2m (1.2m ²)
Garage	3m x 7.2m (22.1m ²)



First Floor

Bedroom 1	4m x 3.4m (14.4m ²)
Bedroom 2	3m x 7.2m (21.6m ²)
Bedroom 3	3m x 5m (13.6m ²)
En-Suite	2.5m x 1.2m (3.5m ²)
Bathroom	2.1m x 1.9m (4.8m ²)
AC	1m x 0.75m (0.75m ²)

PLOT 8



Ground Floor

Utility	1.9m x 2.9m (6.1m ²)
Garage	6m x 3m (17.5m ²)
Kitchen/Dining	8.3m x 4.1m (31.2m ²)
WC	1.1m x 1.7m (2m ²)
Living	3.7m x 5.7m (21.3m ²)
Office	2.3m x 2.3m (5.1m ²)
Cupboard	1.6m x 0.9m (1.4m ²)



First Floor

Bedroom 1	4m x 3.7m (15m ²)
Bedroom 2	4m x 3.9m (14m ²)
Bedroom 3	3m x 3.2m (10m ²)
Bedroom 4	4.3m x 2.4m (11.6m ²)
En-Suite	2m x 1.6m (3.4m ²)
Bathroom	2.7m x 1.9m (5m ²)
AC	1.3m x 0.8m (1m ²)



THE EVERETT



THE POYNER



Ground Floor

Kitchen/Dining	8.3m x 4.1m (31.2m ²)
Living	3.7m x 5.7m (21.3m ²)
WC	1.2m x 1.8m (2m ²)
Cupboard	1.5m x 0.9m (1.3m ²)
Office	2.2m x 2.2m (5m ²)



First Floor

Bedroom 1	4m x 3.7m (14.9m ²)
Bedroom 2	4m x 3.9m (14.2m ²)
Bedroom 3	3m x 3.3m (10m ²)
Bedroom 4	4.4m x 2.9m (11.6m ²)
En-Suite	1.6m x 2m (4.6m ²)
Bathroom	2m x 2.4m (5m ²)
AC	0.8m x 1.3m (1m ²)



Specifications

KITCHEN

- Premium designed German fitted kitchen with soft self closing devices
- Quartz stone worktops with upstands
- Stainless steel 1 bowl sink
- Brushed steel kitchen mixer tap with under-mounted sink
- Siemens integrated fan assisted electric oven & Induction hob*
- Siemens brushed steel extractor hood*
- Siemens microwave/oven*
- Siemens Integrated dishwasher*
- Siemens Integrated fridge/freezer*
- Siemens washer/dryer*
- LED lighting

LIVING / DINING

- Recessed LED ceiling downlighters
- Oak timber engineered wide flooring
- Engineered wood flooring
- 80cm x 80cm Porcelain tiles to kitchen diner
- Carpet to some living rooms
- Q Acoustics
- Bluetooth hi-fi system with ceiling mounted speakers

BEDROOM

- Recessed LED ceiling down lighters
- Built-in wardrobes to selected bedrooms
- Choice of Carpets to all bedrooms

BATHROOMS & EN-SUITES

- White sanitaryware Duravit hanging toilet
- Dasani vanity cupboard below basin with slide out drawer, matt finish and feature light
- Mirror wall mounted over basin with light
- Hansgrohe shower select mixer unit with feature push buttons
- Hansgrohe handheld shower with wall bar, select mixer unit with feature push button and shower screen provided above baths
- Concealed cistern housing, toilet finished with marble mantle
- Chrome towel radiators in bathrooms and en-suites
- Contemporary porcelain floor & wall tiles in all bathrooms & en-suites.

SECURITY & ENERGY EFFICIENCY

- Alarmed houses
- Multi-point locking and spy-hole to all property entrance doors
- Smoke detectors in each property (mains operated with battery backup)

GENERAL SPECIFICATIONS

- Flush faced doors finished in white satin wood
- Brushed stainless steel ironmongery on all doors
- Wired for satellite - sky glass
- Door Frames, skirtings, architraves finished in white satin wood paint
- Gas underfloor heating system thermostatically controlled to ground floor
- Central heating on first and second floor
- Wired for internet

GUARANTEE & TENURE

- All properties come with 10 year ICW Warranty

**Appliances are Siemens or equivalent.*

Travel and access links

BY ROAD

- Central London 30 miles
- Stevenage 7.1 miles
- Welwyn Garden City 4.7 miles
- M25

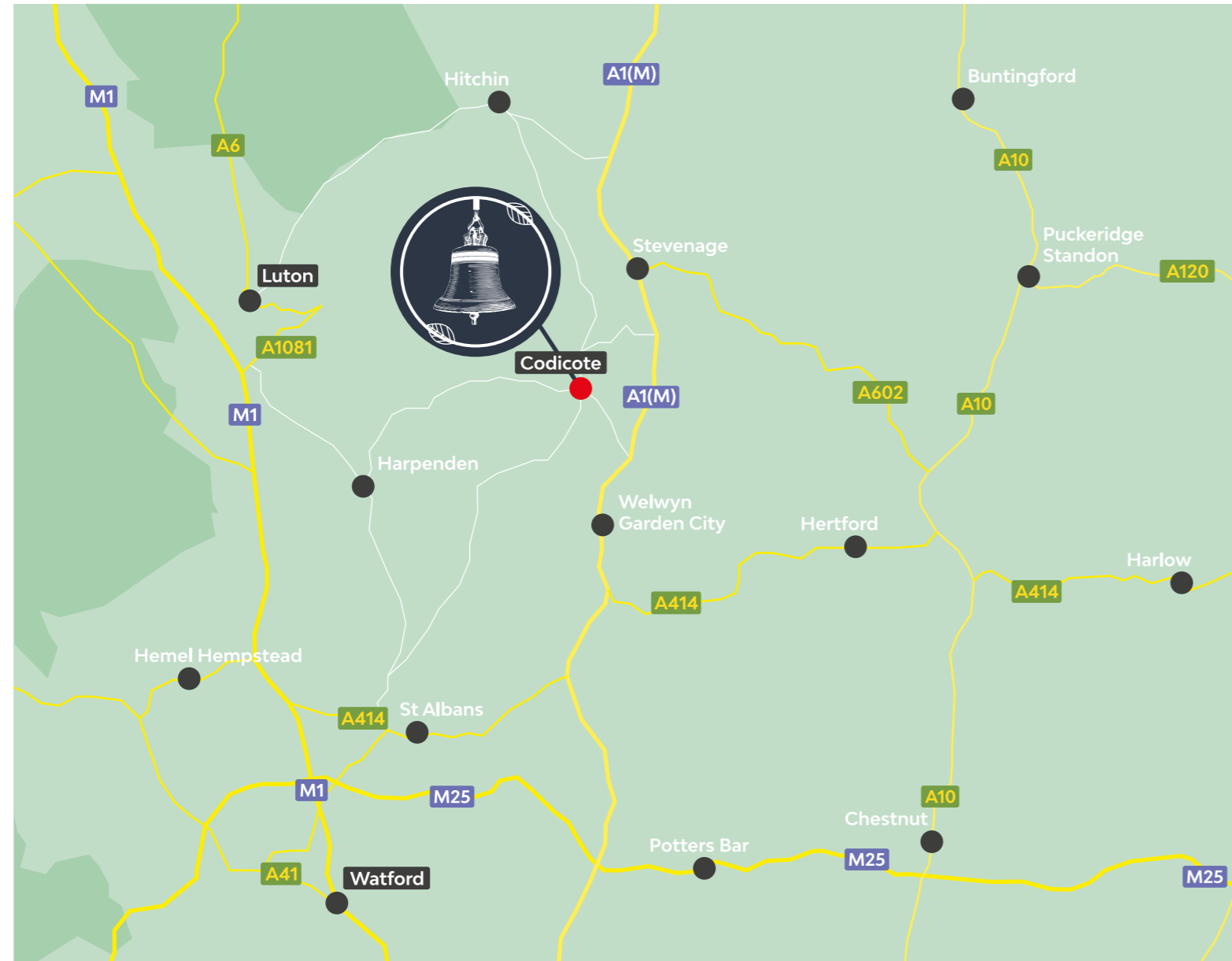
BY RAIL

- Knebworth Station, Direct Service to Kings Cross from 38 mins
- Welwyn Garden City to Kings Cross from 28 mins
- Welwyn Garden City to Moorgate from 48 mins
- Welwyn Garden City to St Pancras International 35 mins with onward connection to Eurostar

BY AIR

- London Luton Airport 8 miles
- London Heathrow 39 miles
- London Stansted 46 miles

(Distances and times are approximate)



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