

# The Frythe

Wilshere Park



**Linden**  
HOMES



# The Frythe

11 Frythe Avenue, Welwyn

2 bedroom ground floor apartment

The Frythe at Wilshere Park

Welwyn AL6 9GG | 01707 861 347

[lindenhomes.co.uk](http://lindenhomes.co.uk)

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## Second Floor

### Living/Dining Room

7.41m x 7.32m      24'4" x 24'0"

### Kitchen/Breakfast Area

5.23m x 3.99m      17'2" x 13'1"

### Bedroom 1

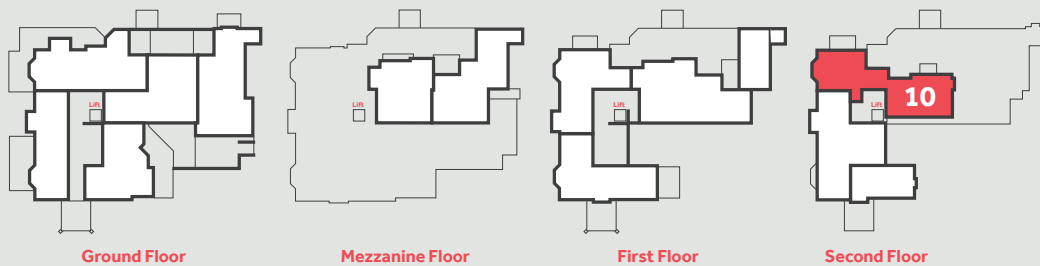
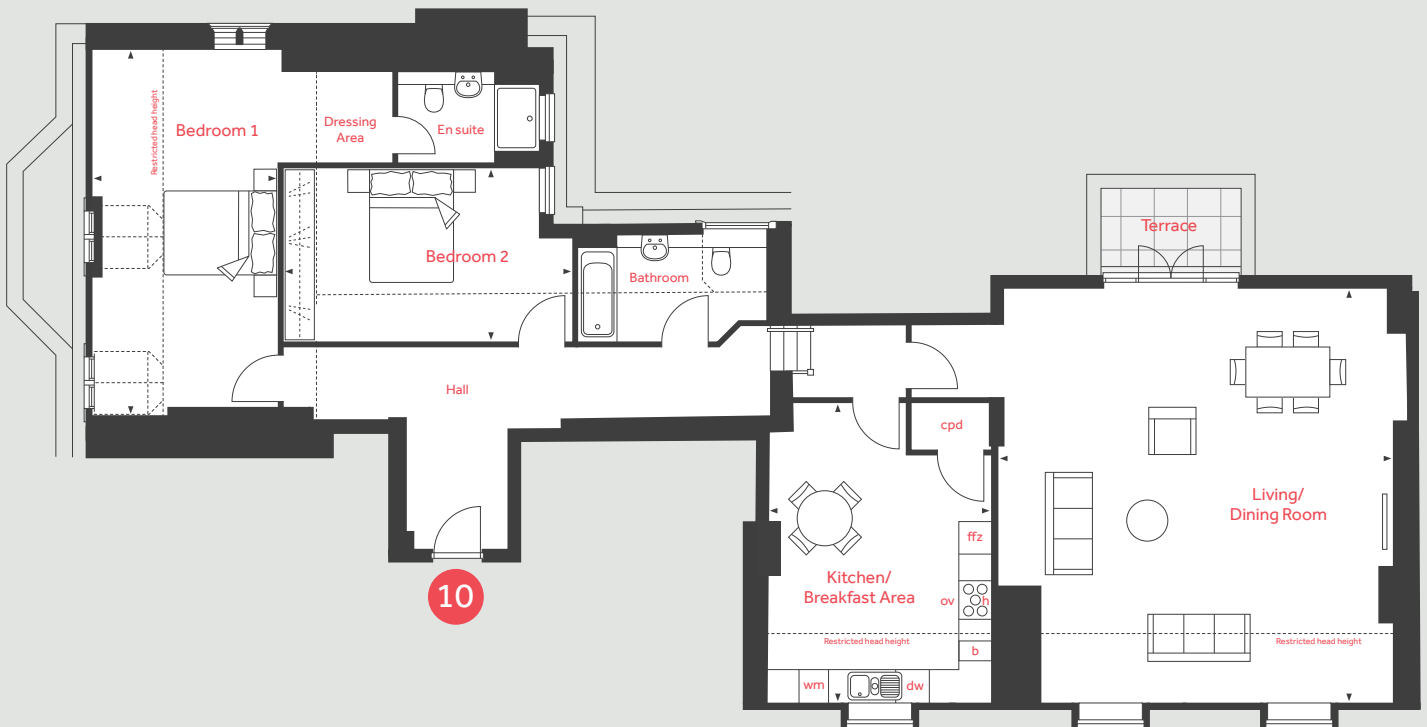
6.41m x 3.31m      21'0" x 10'10"

### Bedroom 2

5.16m x 3.11m      16'11" x 10'3"

ov	Oven	ffz	Integrated fridge freezer
h	Hob	cpd	Cupboard
dw	Integrated dishwasher	◀ ▶	Measuring points
wm	Washing machine	b	Boiler

## Second Floor



Please note, floorplans and dimensions are taken from architectural drawings and are for guidance only. Dimensions stated are within a tolerance of plus or minus 50mm. Overall dimensions are usually stated and there may be projections into these. With our continual improvement policy we constantly review our designs and specification to ensure we deliver the best product to our customers. Computer generated images not to scale. Finishes and materials may vary and landscaping is illustrative only. Kitchen layouts are indicative only and may change. To confirm specific details on our homes please ask your Sales Consultant. March 2022.

# The Frythe

10 Frythe Avenue,  
Welwyn

2 bedroom  
second floor apartment



The moment you enter this stunning apartment, you'll feel like you've arrived. The living/dining room is spacious, light and airy. The adjoining terrace offers stunning tree-top views. The kitchen is beautifully finished and stunningly well-appointed. Both bedrooms are perfectly proportioned, and the master includes an en suite.

## Specification

### We give you so much more

Each home will have a Premier 10 year warranty certificate on legal completion.

#### Kitchen

Gloss handleless kitchen doors with stone worktops and matching upstands

1½ bowl sink with chrome mixer tap

AEG stainless steel under counter oven

AEG 5 ring stainless steel gas hob with stone splashback

AEG cooker hood

Integrated fridge/freezer

Integrated dishwasher

Integrated washing machine

#### Bathroom & en suite

Ideal Standard sanitaryware with chrome fittings

Porcelanosa half height wall tiling behind basins and concealed cisterns

Porcelanosa full height wall tiling to shower enclosure and bath

Ceramic tiled flooring

Mixer tap to bath with low level shower attachment

Thermostatic shower to en suite

Chrome heated towel rail

Wall mirror to en suite

#### Electrical & lighting

TV/Satellite/BT/FM points to living room and bedrooms

White low energy downlighters to kitchen, bathroom and en suite

Mains powered smoke detectors

Battery operated carbon monoxide detector

Audio door entryphone system

White electrical switches and sockets throughout

White shaver point to bathroom and en suite

#### Other

Internal doors finished in white with polished chrome handles

Internal walls finished in brilliant white matt emulsion

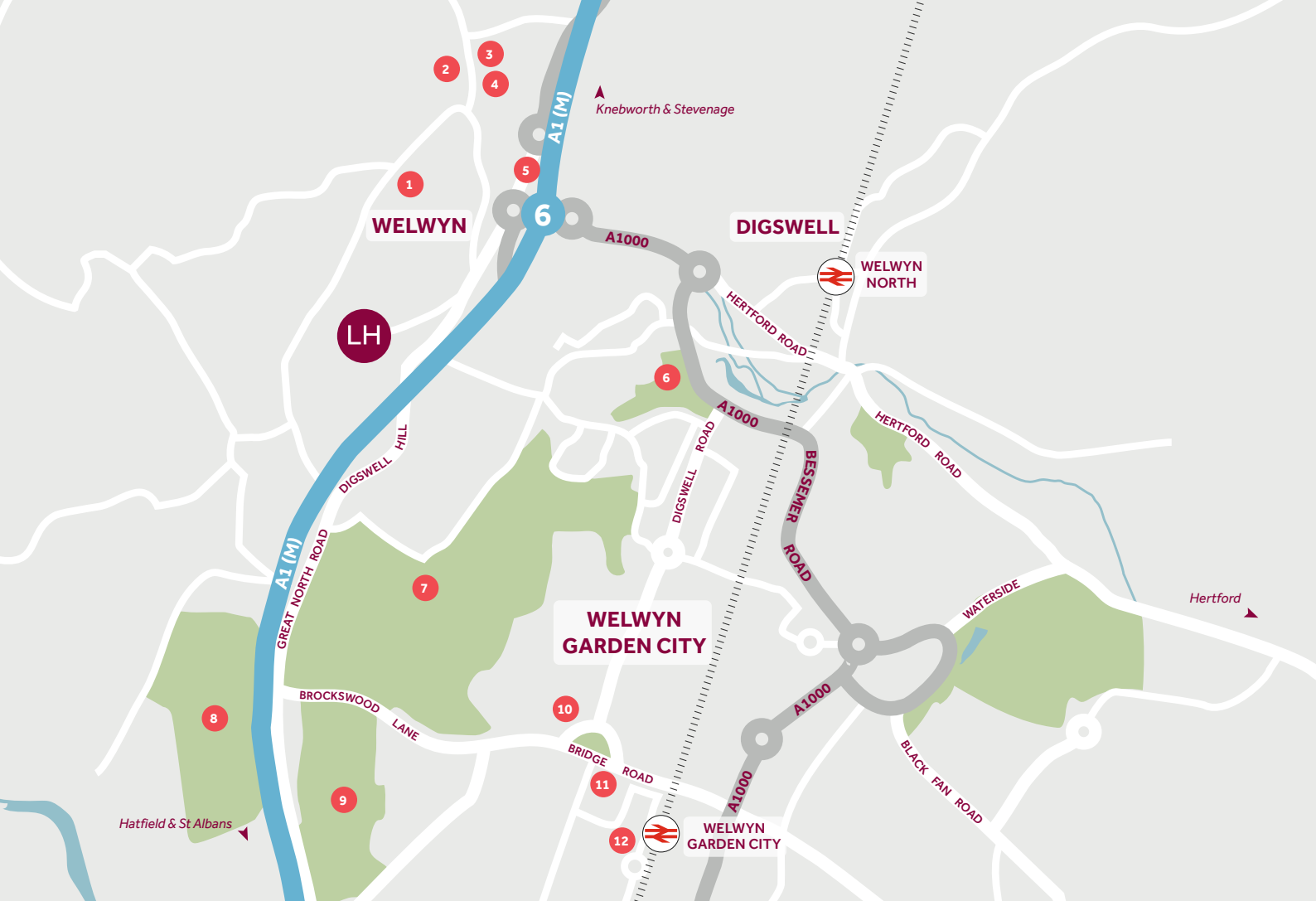
Internal woodwork in white gloss finish

Double glazed windows

Gas fired energy efficient boiler supplying heating and hot water

White radiators

Garage with power and lighting



## Around the local neighbourhood

- |                             |                              |   |
|-----------------------------|------------------------------|---|
| <b>1</b> Welwyn Tennis Club | <b>5</b> Welwyn Roman Baths  | <b>9</b> Welwyn Garden City Golf Course |
| <b>2</b> The Wellington Inn | <b>6</b> Digswell Park       | <b>10</b> Welwyn Garden City Cinema     |
| <b>3</b> St Mary's Church   | <b>7</b> Sherrards Park Wood | <b>11</b> John Lewis                    |
| <b>4</b> The White Hart     | <b>8</b> Brocket Hall        | <b>12</b> Howard Centre (Shopping)      |

Distances shown are by road (Source: Google). Fastest journey times are shown (Source: National Rail Enquiries).  
March 2022.

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**Wates**  
DEVELOPMENTS

**Linden**  
HOMES