



FOUNTAIN HOUSE

WELWYN GARDEN CITY



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WHERE
CENTRAL
REALLY
MEANS
CENTRAL

Fountain House is a collection of modern 1 and 2 bedroom apartments situated in the true heart of Welwyn Garden City, close to its main shopping centre, the station and the iconic Coronation Fountain. It's perfect for those who like to have everything they need just a few minutes' walk from their front door.



IN THE HEART OF WELWYN + ON LONDON'S DOORSTEP...

Welwyn Garden City, is a leafy town where there's plenty of space to breathe. It was one of the original garden cities, which celebrates its centenary in 2020, and is increasingly favoured by London commuters who enjoy a 28-minute journey to London King's Cross.

Fountain House puts 29 smartly specified 1 and 2 bedroom apartments in the heart of this unique town, right on Parkway, the boulevard that paints a wide green line through the centre.

It is just over the road from the Howard Centre, where shops including M&S, Boots, Next, Top Shop and New Look are located. Your supermarket needs will be met by the big Sainsbury's just along Parkway. Behind you 80 meters away is John Lewis, offering all the fabulous quality and service you would expect.

Town centre restaurants include The Neem Tree, voted best Indian restaurant in Hertfordshire in a local radio poll, the cosy Crooked Chimney Inn, Turkish tastes at Misya Meze and Grill, as well as Zizzi, Prezzo and Côte Brasserie on the ground floor of Fountain House. For special occasions, you could treat yourself to the elegant Auberge du Lac at Brocket Hall.



GET OUT OF TOWN

Parks and sports feature strongly in the Welwyn Garden City lifestyle, essential if you're spending long working hours in the city. Digswell Park is one of them; a large open space, home to the cricket club, and crossed by the spectacular 100-foot-high Digswell Viaduct. Welwyn also has a rugby club, football club and several golf courses, including one less than a mile away.

Go a little further out of town and you'll find some wonderful green spaces, such as Stanborough Park, which has a watersports centre, fishing and nature trails. Pitshanger Park is bigger still, giving you 1,000 acres of woodland and wild habitats to explore. Hatfield House is another local treasure. Not only is it one of the most splendid Jacobean houses in the country, but the park and garden are an amazing blend of history, beauty and nature.

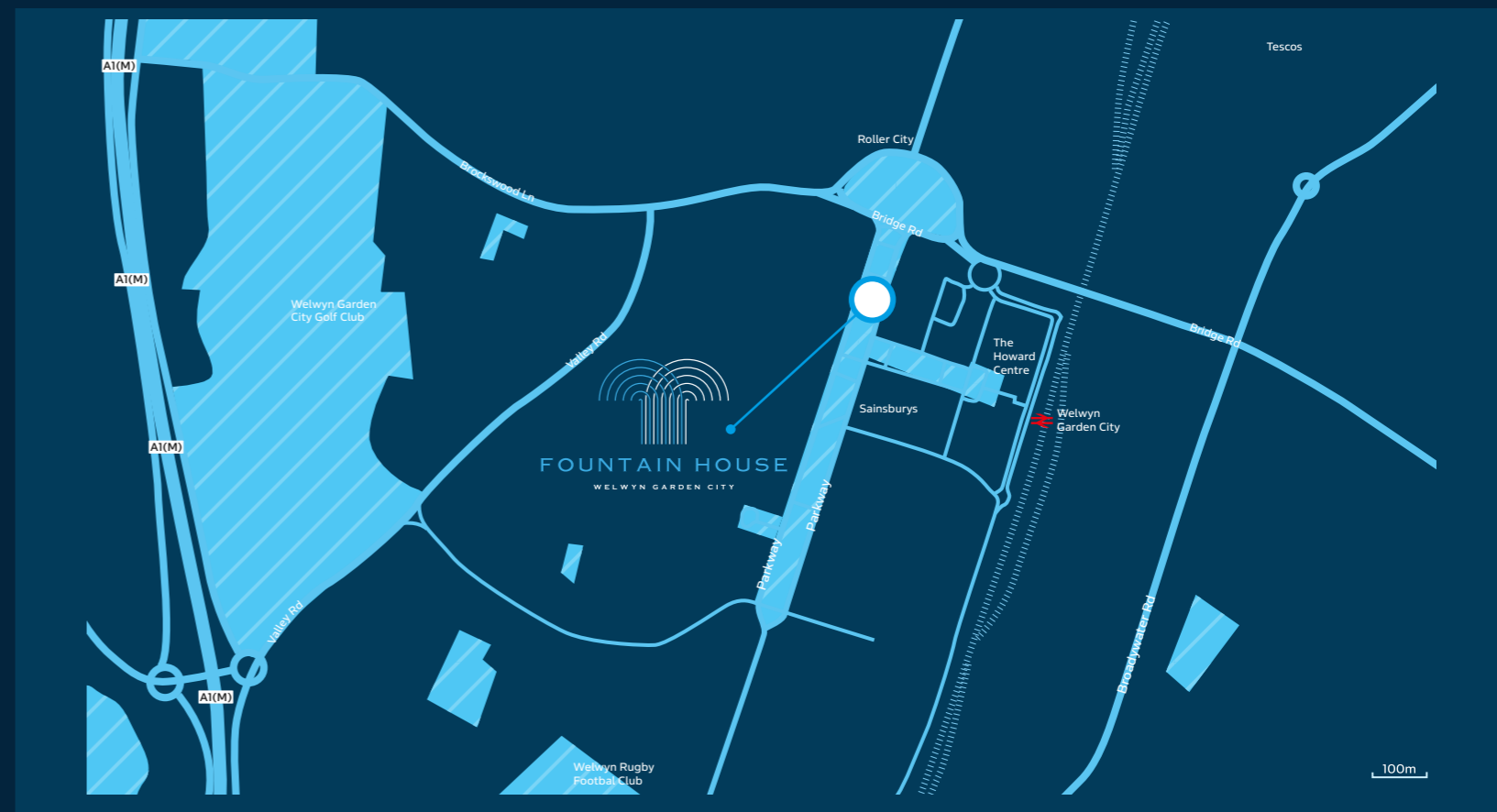
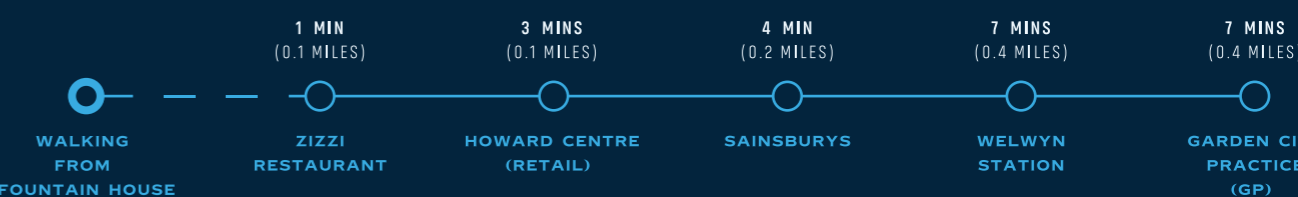
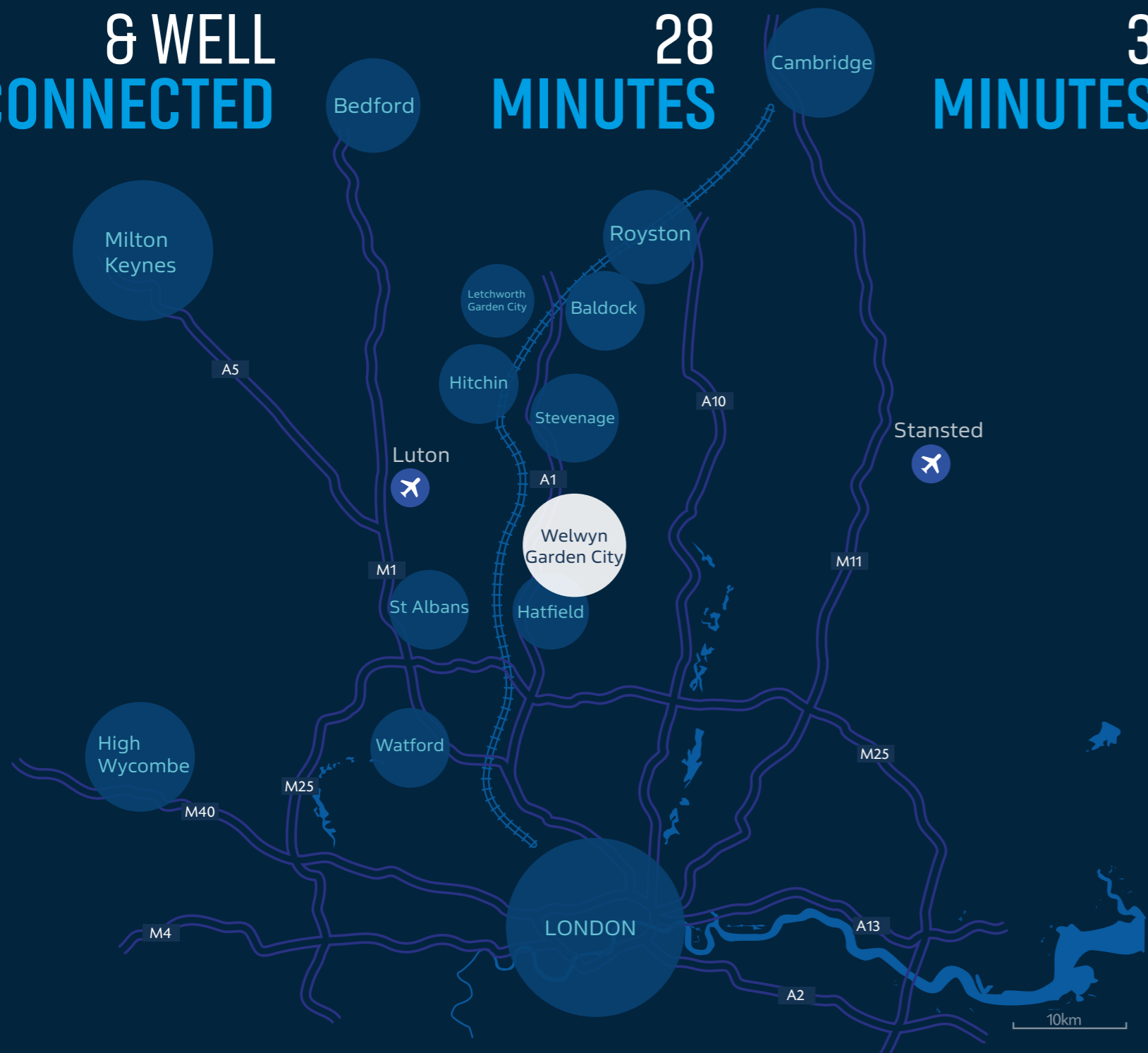


RELAXING
FOUNTAIN
GARDENS
ON YOUR
DOORSTEP

WELL
LOCATED
& WELL
CONNECTED

LONDON
KINGS CROSS
28
MINUTES

WELWYN
SHOPPING
3
MINUTES



LIFESTYLE
THAT
PERFECTLY
FITS



BEDROOM



BATHROOM



KITCHEN /LIVING

RELAX
ENTERTAIN
KICKBACK
ENJOY

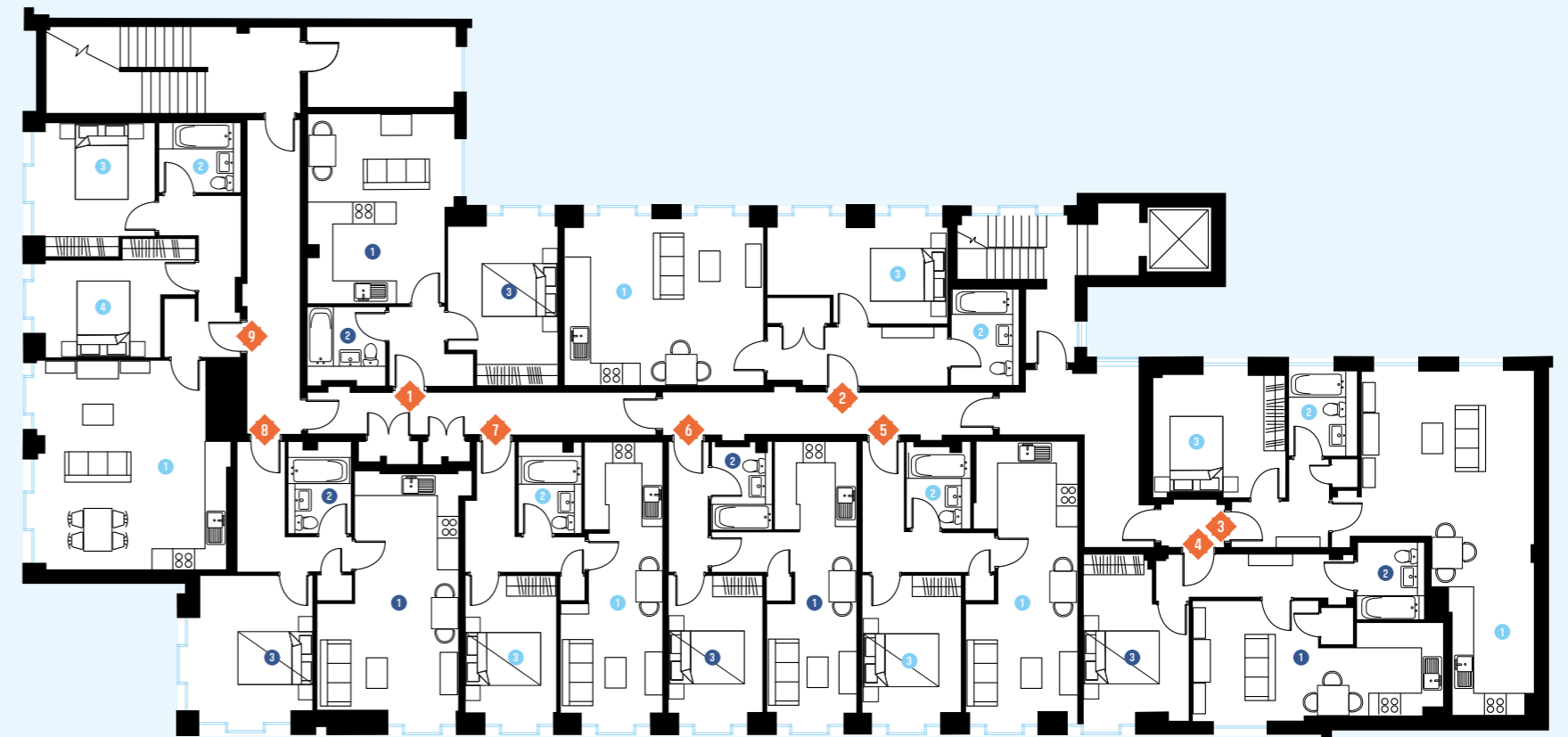




**29 BRAND NEW
TOWN CENTRE
1 & 2 BEDROOM
FLATS**

1

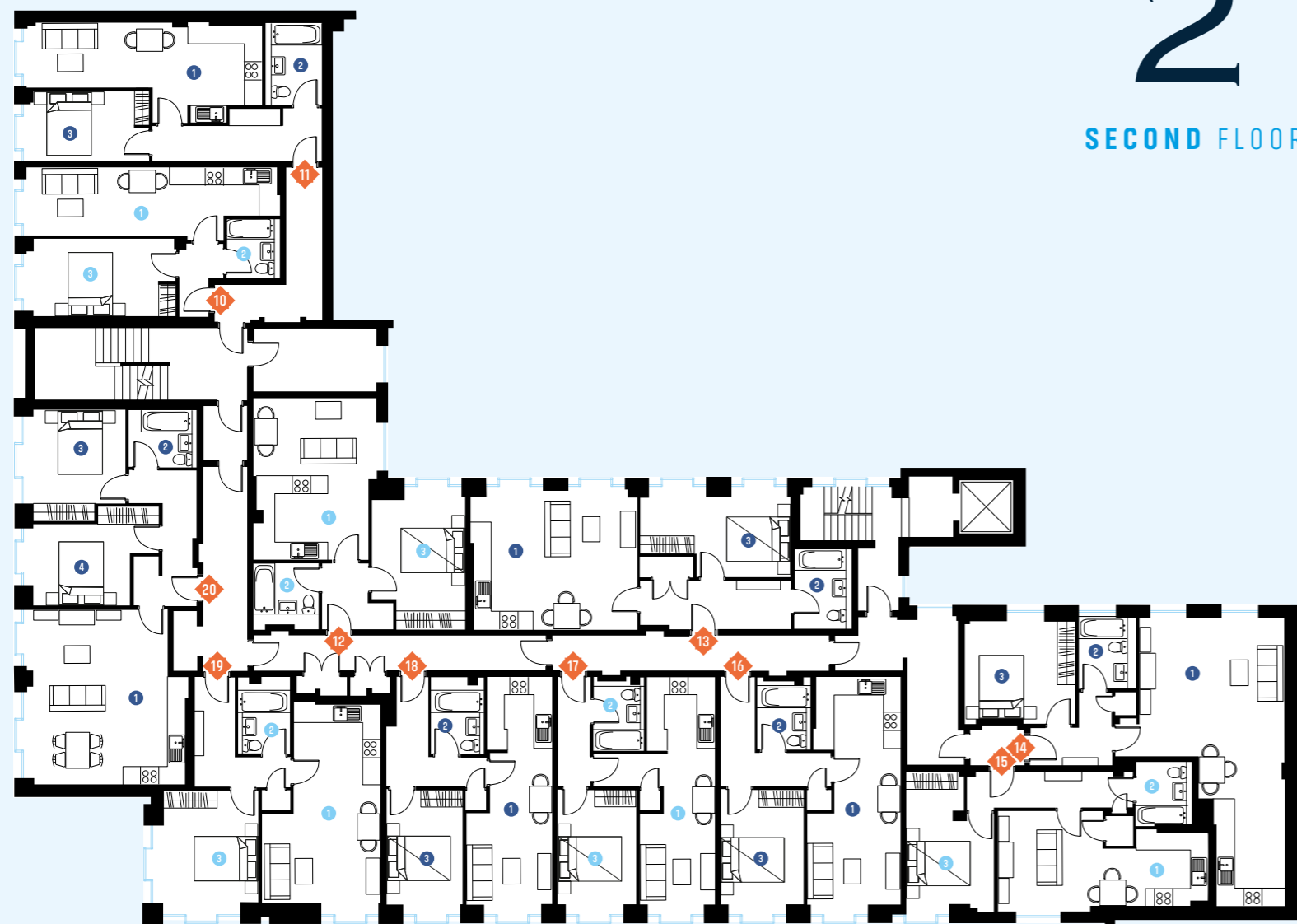
FIRST FLOOR



ONE	TWO	THREE	FOUR	FIVE	SIX	SEVEN	EIGHT	NINE
45 SQM / 484 SQ FT	54 SQM / 581 SQ FT	62 SQM / 667 SQ FT	48 SQM / 517 SQ FT	46 SQM / 495 SQ FT	40 SQM / 431 SQ FT	42 SQM / 452 SQ FT	49 SQM / 527 SQ FT	67 SQM / 721 SQ FT
1. KITCHEN/LIVING 5.3m x 4.1m	1. KITCHEN/LIVING 4.7m x 5.6m	1. KITCHEN/LIVING 9.8m x 5.8m	1. KITCHEN/LIVING 3.4m x 7.3m	1. KITCHEN/LIVING 7.7m x 3.5m	1. KITCHEN/LIVING 7.7m x 2.3m	1. KITCHEN/ LIVING 7.6m x 2.9m	1. KITCHEN/LIVING 6.8m x 4.0m	1. KITCHEN/LIVING 5.2m x 5.9m
2. BATHROOM 2.2m x 1.8m	2. BATHROOM 2.7m x 1.9m	2. BATHROOM 1.9m x 2.4m	2. BATHROOM 2.2m x 1.9m	2. BATHROOM 2.1m x 1.8m	2. BATHROOM 2.2m x 1.7m	2. BATHROOM 2.1m x 1.8m	2. BATHROOM 2.1m x 1.8m	2. BATHROOM 2.1m x 1.9m
3. BEDROOM 3.5m x 3.1m	3. BEDROOM 2.7m x 5.1m	3. BEDROOM 3.4m x 3.7m	3. BEDROOM 4.5m x 3.3m	3. BEDROOM 3.9m x 2.8m	3. BEDROOM 3.9m x 2.7m	3. BEDROOM 3.9m x 2.6m	3. BEDROOM 3.7m x 3.2m	3. BEDROOM 1 3.1m x 3.8m 4. BEDROOM 2 4.1m x 2.7m

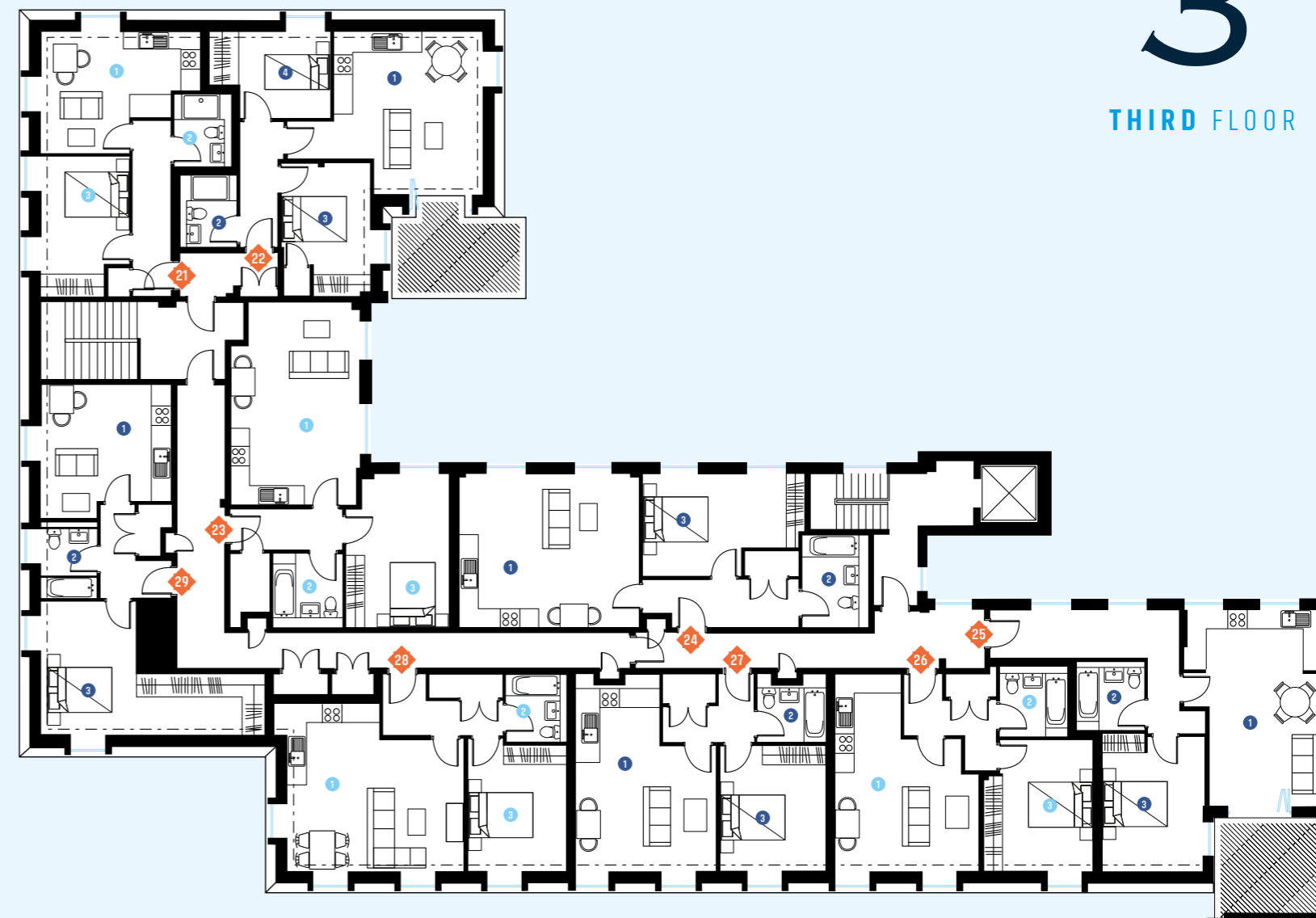
2

SECOND FLOOR



3

THIRD FLOOR



TEN	ELEVEN	TWELVE	THIRTEEN	FOURTEEN	FIFTEEN	SIXTEEN	SEVENTEEN	EIGHTEEN	NINETEEN	TWENTY
40 SQM / 431 SQ FT	51 SQM / 549 SQ FT	45 SQM / 484 SQ FT	55 SQM / 592 SQ FT	61 SQM / 657 SQ FT	48 SQM / 517 SQ FT	46 SQM / 495 SQ FT	40 SQM / 431 SQ FT	42 SQM / 452 SQ FT	49 SQM / 527 SQ FT	67 SQM / 721 SQ FT
1. KITCHEN LIVING 2.5m x 8.5m	1. KITCHEN LIVING 3.4m x 8.0m	1. KITCHEN LIVING 5.5m x 4.1m	1. KITCHEN LIVING 4.7m x 5.6m	1. KITCHEN LIVING 9.8m x 4.9m	1. KITCHEN LIVING 3.4m x 7.3m	1. KITCHEN LIVING 7.7m x 3.5m	1. KITCHEN LIVING 7.7m x 2.6m	1. KITCHEN LIVING 7.7m x 2.9m	1. KITCHEN LIVING 6.8m x 4.0m	1. KITCHEN LIVING 4.8m x 5.9m
2. BATHROOM 2.0m x 1.8m	2. BATHROOM 2.7m x 1.9m	2. BATHROOM 2.2m x 1.8m	2. BATHROOM 2.7m x 1.9m	2. BATHROOM 2.4m x 1.9m	2. BATHROOM 2.2m x 1.9m	2. BATHROOM 2.1m x 1.8m	2. BATHROOM 2.2m x 1.7m	2. BATHROOM 2.10m x 1.8m	2. BATHROOM 2.1m x 1.8m	2. BATHROOM 2.1m x 1.9m
3. BEDROOM 2.6m x 4.8m	3. BEDROOM 2.5m x 4.2m	3. BEDROOM 4.5m x 3.1m	3. BEDROOM 2.7m x 5.1m	3. BEDROOM 3.6m x 3.7m	3. BEDROOM 4.5m x 3.3m	3. BEDROOM 3.9m x 2.8m	3. BEDROOM 3.9m x 2.7m	3. BEDROOM 3.9m x 2.6m	3. BEDROOM 3.89m x 3.2m	3. BEDROOM 1 3.1m x 3.8m 4. BEDROOM 2 4.2m x 3.3m

TWENTY ONE	TWENTY TWO	TWENTY THREE	TWENTY FOUR	TWENTY FIVE	TWENTY SIX	TWENTY SEVEN	TWENTY EIGHT	TWENTY NINE
40 SQM / 431 SQ FT	56 SQM / 603 SQ FT	54 SQM / 581 SQ FT	58 SQM / 624 SQ FT	57 SQM / 614 SQ FT	50 SQM / 538 SQ FT	49 SQM / 527 SQ FT	52 SQM / 560 SQ FT	48 SQM / 517 SQ FT
1. KITCHEN LIVING 3.8m x 5.0m	1. KITCHEN LIVING 6.2m x 5.2m	1. KITCHEN LIVING 6.4m x 4.1m	1. KITCHEN LIVING 4.8m x 5.7m	1. KITCHEN LIVING 6.2m x 4.4m	1. KITCHEN LIVING 6.2m x 4.5m	1. KITCHEN LIVING 5.8m x 4.4m	1. KITCHEN LIVING 5.3m x 5.5m	1. KITCHEN LIVING 4.1m x 3.7m
2. BATHROOM 2.3m x 1.8m	2. BATHROOM 2.3m x 1.8m	2. BATHROOM 2.3m x 2.2m	2. BATHROOM 2.9m x 2.1m	2. BATHROOM 2.2m x 2.1m	2. BATHROOM 2.2m x 2.1m	2. BATHROOM 1.8m x 2.2m	2. BATHROOM 2.2m x 1.9m	2. BATHROOM 1.8m x 2.4m
3. BEDROOM 4.4m x 2.8m	3. BEDROOM 1 3.2m x 2.8m 4. BEDROOM 2 2.7m x 3.8m	3. BEDROOM 4.8m x 3.3m	3. BEDROOM 3.2m x 5.1m	3. BEDROOM 4.3m x 3.2m	3. BEDROOM 4.1m x 3.5m	3. BEDROOM 4.0m x 3.3m	3. BEDROOM 4.2m x 3.1m	3. BEDROOM 7.1m x 4.2m



MODERN
FUNCTIONAL
QUALITY

SPECIFICATION

KITCHEN

- Blanco Mode tap mixers
- Candy Integrated fridge freezer
- Bosch integrated oven with 3D hot air technology
- Bosch Ceramic hob with timer
- Bosch Built-in extraction hood
- Candy Integrated super ECO dishwasher
- Washer/Drier*

SECURITY & ELECTRICAL

- MBT, TV & satellite points in principle rooms wall mounted
- Pre-wired for Sky Q
- Recessed downlighters
- LED mood lighting
- Fibre optic cabling for super fast broadband

FLOORING

- 25mm Arctic Grey carpets in bedrooms
- Moduleo Impress kitchen/living room and entrance hall

FINISHES

- 60x60 barc-perl porcelain
- 60x30 barc-perl décor

GENERAL

- Recessed downlighters
- LED mood lighting
- Bicycle store
- Impressive communal entrances
- 10 year Premier Guarantee
- Video entry phone
- Lift

* Not available in all flats



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DISCLAIMER: The illustrations are computer generated and are for guidance purposes only. External materials, finishes, landscaping, orientation of sanitaryware, wardrobes and kitchen layouts may vary. Whilst all plans and images have been prepared for the assistance of the prospective purchase, information shown is preliminary and for marketing guidance purposes only. Please note elevations, room sizes and layouts have been taken from architects drawings and may vary as construction takes effect. Please enquire with our selling agent for further details. **DESIGN & CGI:** Propertybrochure.com



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