



Willow Court

WELWYN • HERTFORDSHIRE



LIONCREST HOMES

Distinctive Design • Uncompromising Quality

Apartment Block A



Welcome to Willow Court

Lioncrest Homes present Willow Court, an exciting opportunity to purchase a large apartment in the desirable village of Welwyn, within walking distance to the High Street and all of its amenities.

This collection of just eight large two and three bedroom apartments, surrounded by mature gardens, is set back off the road with each apartment having its own dedicated parking space.



Apartment Block B



Lioncrest Homes have, true to tradition, combined contemporary design with an exceptionally high specification to create these spacious apartments complete with en-suite bathrooms and some with private gardens.

Block A consists of two ground floor 2 bedroom, 2 bathroom apartments with private patios along with a large top floor 2 bedroom, 2 bathroom apartment.

Block B consists of two ground floor 2 bedroom, 2 bathroom apartments with private patios along with two first floor 2 bedroom, 2 bathroom apartments. The block is completed by a second floor 3 bedroom, three bathroom apartment.



If you want to purchase a home of your own, but can't afford to buy on the open market, Help to Buy could be your way onto the property ladder. The Government has created the Help to Buy scheme to help you take your first steps into home ownership.

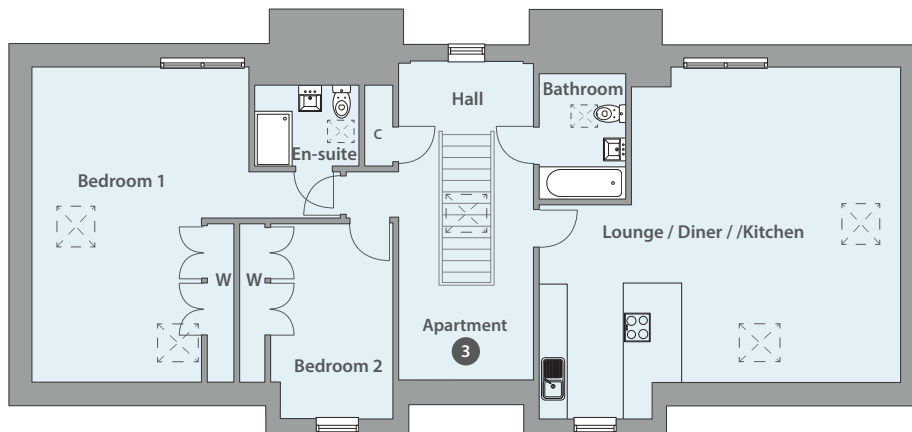
With a Help to Buy Equity Loan, the Government lends you up to 20% of the cost of your newly built home, so you'll only need a 5% cash deposit and a 75% mortgage to make up the rest. You won't be charged loan fees on the 20% loan for the first five years of owning your home.

Apartment Floorplans

BLOCK A
Ground Floor



First Floor



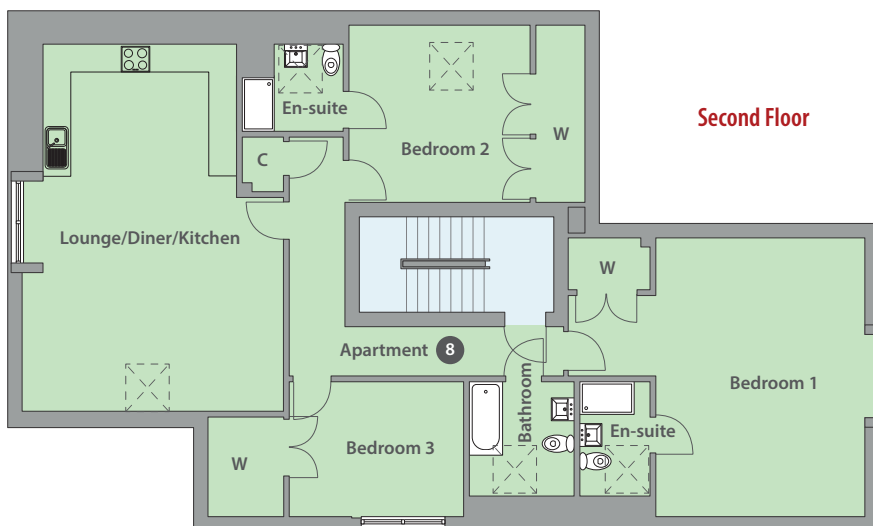
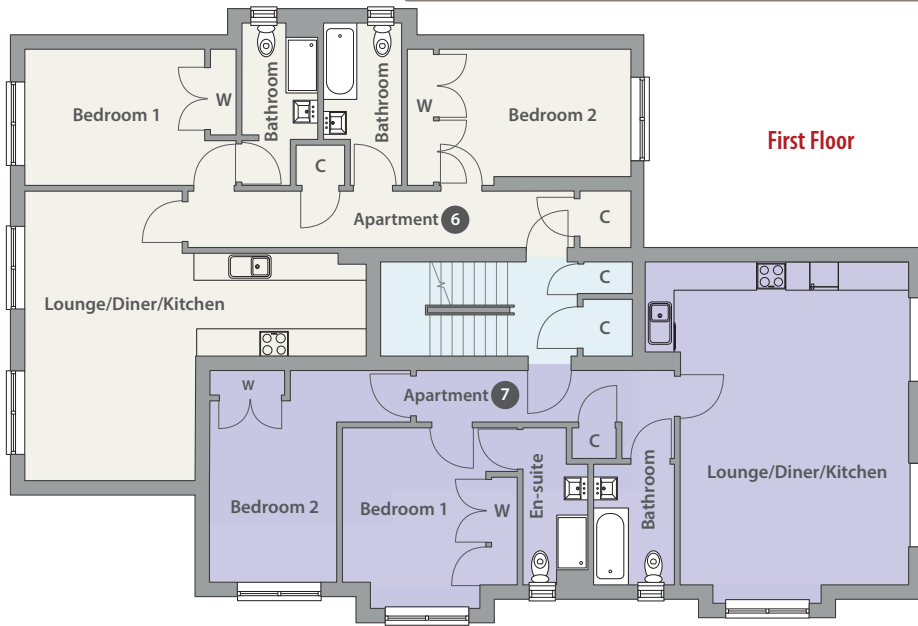
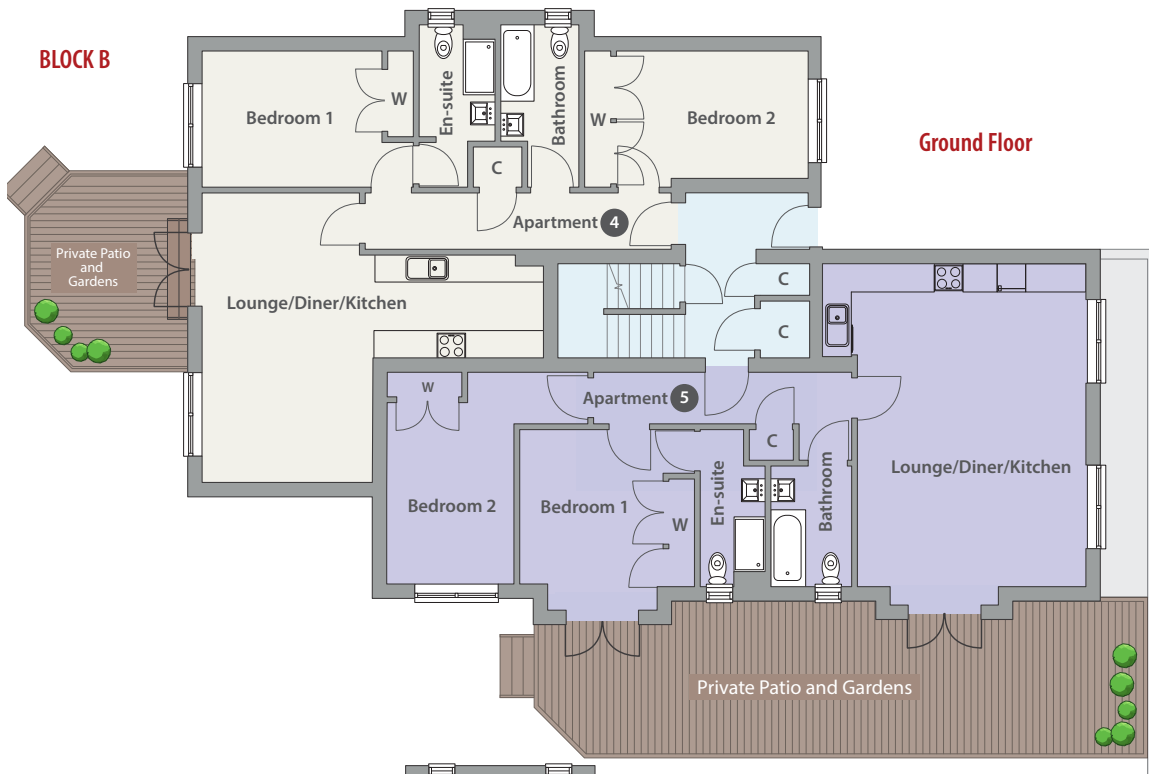
Dimensions

Plot	Lounge/Kitchen		Kitchen		Bedroom 1		Bedroom 2		Total Area	
	m	ft	m	ft	m	ft	m	ft	m2	ft2
1	6m x 3.8m	19'8" x 12'6"	2.7m x 2.6m	8'10" x 8'6"	4.5m x 2.8m	14'9" x 9'2"	3.8m x 3.3m	12'6" x 11'	71	764
2	6m x 3.8m	19'8" x 12'6"	2.7m x 2.6m	8'10" x 8'6"	4.5m x 2.8m	14'9" x 9'2"	3.8m x 3.3m	12'6" x 11'	71	764
3	6.8m x 5.8m	22'4" x 19'1"	4.5m x 2.5m	14'9" x 8'3"	6.8m x 4.6m	22'4" x 15'1"	4.2m x 3.3m	13'9" x 11'	112	1205
4	6.2 x 3.8	20'4" x 12'5"	3.7m x 2.4m	12'2" x 7'11"	4.6m x 3m	15'1" x 9'11"	4.9m x 3m	16'1" x 9'11"	82	882
5	5.5m x 5m	18'1" x 16'5"	5.8m x 2m	19'1" x 6'7"	3.9m x 3.9m	13' x 13'	4.5m x 2.8m	14'9" x 9'3"	87	936
6	6.2m x 3.8m	20'4" x 12'5"	3.7m x 2.4m	12'2" x 7'11"	4.6m x 3m	15'1" x 9'11"	4.9m x 3m	16'1" x 9'11"	86	925
7	5.5m x 5m	18'1" x 16'5"	5.8m x 2m	19'1" x 6'7"	3.9m x 3.9m	13' x 13'	4.5m x 2.8m	14'9" x 9'3"	87	936
8*	5.6m x 5.2m	18'5" x 17'1"	5.3m x 2.9m	17'5" x 9'6"	6.3m x 6m	20'8" x 19'8"	5.1m x 3.8m	16'9" x 12'6"	140	1507

* Apartment 8 Bedroom 3: 5.4m x 3m (17'6" x 9'11")

All floor area measurements are maximum and are shown in metric and imperial. They are for guide purposes only and should not be used for total accuracy, or for fitting carpeting/floor covering purposes. Purchasers or their representatives should contact the selling agent for full details. Kitchen plans are indicative only and are not intended to show the quantity or positions of appliances, base and wall units or worktops. Please ask selling agent for detailed kitchen plans.

BLOCK B



Beautifully Appointed

Our fine reputation for building quality developments is built on the ability to create characterful well crafted homes that mix tradition with the most up to date specification. Every detail of our homes, both inside and out, come together to create a home that you will cherish for years to come.

The Specification at Willow Court Includes

Internal

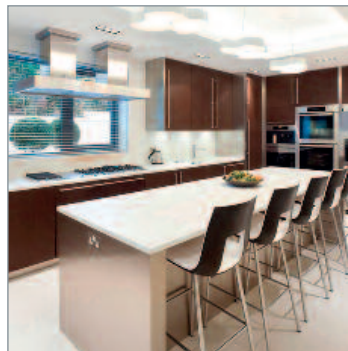
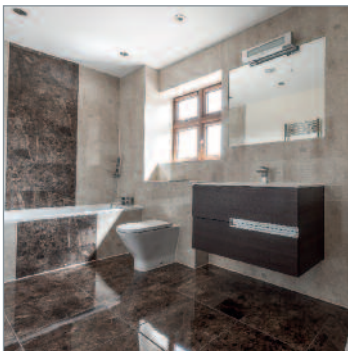
- Fully fitted contemporary German kitchen by Nobilia
- Bosch or similar branded integrated appliances comprising; oven, hob, microwave, cooker hood, fridge freezer and dishwasher
- Solid Stone kitchen worktops with Blanco undermount sink and tap
- Separate utility cupboard with plumbing for washer dryer
- Quality White Bathroom Suites with Chrome Mixer Taps
- Heated Chrome Towel Radiators to Bathrooms
- Contemporary porcelain floor and wall tiles in all bathrooms and en-suites
- LED Downlights to Kitchens and Bathrooms
- Fitted Wardrobes

- Oak Doors with Chrome Finish Door Furniture
- Video/Audio entry phone system
- Intruder Alarm System
- Mains operated smoke detectors with battery back up
- TV and satellite points in living space and bedrooms where applicable with communal Sky system
- Ultra fast full fibre broadband
- Acoustic soundproofed double glazed lockable windows

External

- Landscaped communal garden areas with benches
- Private gardens on selected plots
- Sheltered cycle store
- Allocated car parking space
- 10 Year New Home Warranty

Please Note: Lioncrest Homes reserves the right to replace any items with equivalent models.



Images of existing and comparable Lioncrest Homes Developments.



About Welwyn

Willow Court is located in the sought-after village of Welwyn offering extensive amenities which include independent shops, bakers and Tesco Express, restaurants, pubs and a doctors surgery.

The local primary school, Welwyn St Mary's C of E is rated 'Outstanding'.

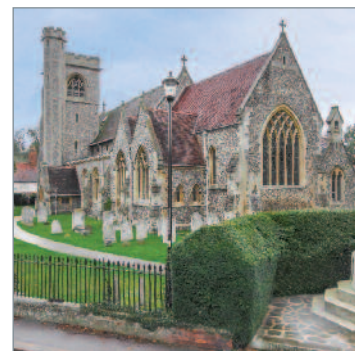
The River Mimram flows through Welwyn, the name of which means 'willow' in Old English, referring to the trees lining its banks and from which Willow Court derives its name.

Welwyn is steeped in history and retains the Welwyn Roman Baths and St Mary's Church which dates back to Saxon times.

Most transportation links are close by with a bus stop right outside the development,

the A1(M) junction 6 close by and Welwyn North mainline station 1 ½ miles (London Kings Cross 21 minutes by fast train).

Welwyn Garden City is also within easy commuting, offering a more extensive range of shopping facilities including John Lewis and other High Street brands along with the mainline rail stations.



Company Vision

To exceed our home buyers expectations by designing distinctive homes that are harmonious with their surroundings and bringing them to life by maintaining the highest level of workmanship throughout the construction process. All of which will be conducted in a safe manner without detriment to the environment.

Selling Agent



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