



7 Spring Court, Clockhouse Gardens, Welwyn, AL6 9FT

£1,595 PCM

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Handside House, Handside Lane,
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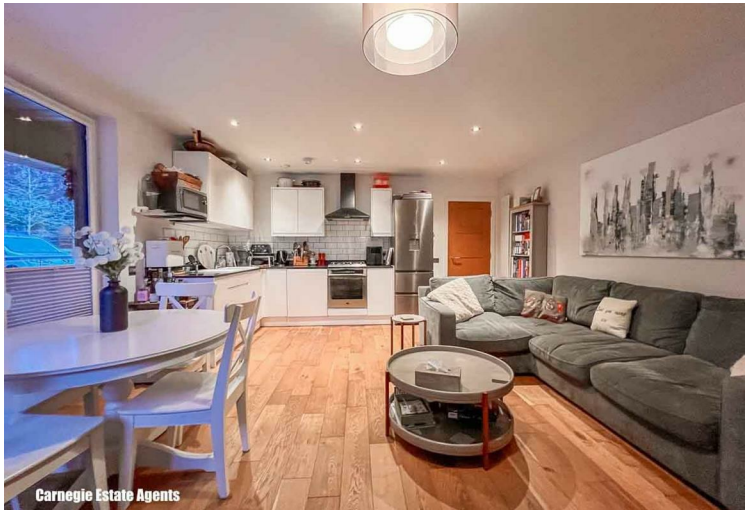
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Nestled in the charming village of Welwyn, this delightful apartment at Spring Court offers a perfect blend of comfort and convenience. With two large double bedrooms, this residence is ideal for couples or individuals seeking a peaceful retreat. The apartment features a recently refurbished bathroom. The kitchen/reception room offers plenty space for cooking, dining and relaxation with double doors out to a decked terrace.

The property benefits from an allocated parking space for one vehicle, a valuable asset in this desirable location.

Spring Court is situated in a tranquil setting, yet it remains conveniently close to local amenities, making it an excellent choice for those who appreciate both serenity and accessibility.

- Balcony – what sets this 2 bedroom flat apart is it's sizeable balcony that adds an additional living space and is a suntrap in the Summer. Plants and herbs thrive and so it also functions as a garden.
- Living room – comes with sleek, modern storage units for glassware & matching TV cabinet to hide away any cables! Blinds to windows
- Kitchen – has integrated dishwasher and also comes with microwave and free-standing gunmetal Haier fridge/freezer.
- Hoover washing machine and Hoover dryer (both have Bluetooth) also included in a tidy tucked away storage cupboard.
- Bathroom – High pressure rainforest shower head with handheld attachment above bath. On the wall is an illuminated mirrored cabinet with Bluetooth, shaver point and demister.
- Main bedroom – Hammonds built-in wardrobe covers the length of one entire wall and carpet recently laid with Hillary's black-out blind
- 2nd bedroom is a full-sized double with a built-in mirrored wardrobe with Hillary's black-out blind
- Large storage cupboard off the hallway with an external shared bike store
- At the back of the development are huge fields with the well-known Danesbury fernery within – ideal for keen walkers and/or those with a small dog!
- Located a stone's throw from the highly sought after Old Welwyn village where you'll find several lovely country pubs, a wide choice of restaurants, a tesco express, pharmacy, GP etc.
- Conveniently located right next to the A1M although no traffic noise is heard from the flat. Welwyn North station is a 5 minute drive away which has a regular service into Kings Cross.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

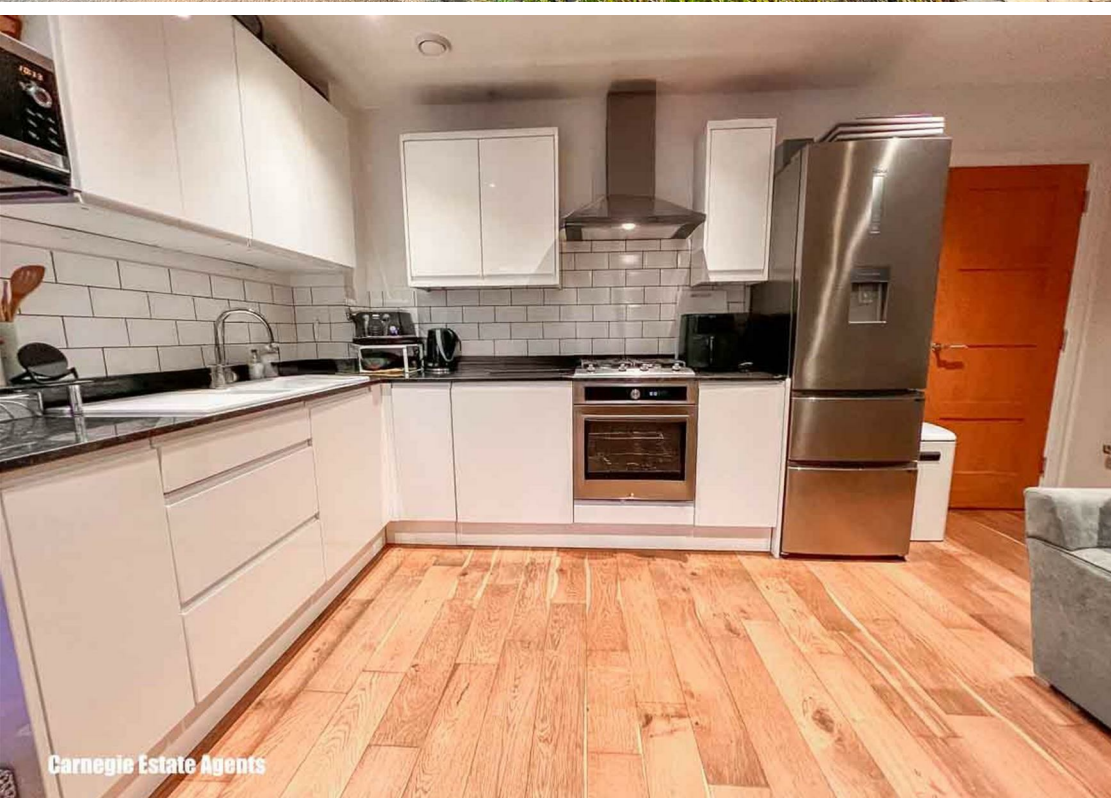
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