



9 Heathcroft, Welwyn Garden City, Hertfordshire, AL7 2BF

£1,395 PCM

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

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This spacious two-bedroom first-floor apartment is entered via a communal hallway and offers well-proportioned accommodation throughout. The generous living/dining room provides plenty of space for both a comfortable seating area and dining table, while the separate fitted kitchen includes a range of wall and base units, work surfaces, gas hob, oven, sink and space for additional appliances. There are two good-sized bedrooms, with the second bedroom also ideal for use as a guest room or home office. The bathroom is fitted with a white suite and shower over the bath.

Description

The generous living/dining room measures approximately 17'4" x 13'1" (5.3m x 4.0m), providing plenty of space for both a comfortable seating area and a separate dining table. The fitted kitchen measures approximately 10'2" x 9'2" (3.1m x 2.8m) and includes a range of wall and base units, work surfaces, gas hob, oven, sink and space for additional appliances.

There are two good-sized bedrooms. The principal bedroom measures approximately 11'11" x 10'11" (3.6m x 3.3m), while the second bedroom measures approximately 12'7" x 8'4" (3.8m x 2.5m) and would also work well as a guest room or home office. The bathroom is fitted with a white suite and shower over the bath.

Further benefits include gas central heating, double glazing and an allocated parking space. The apartment offers approximately 620 sq ft (57.6 sq m) of accommodation and has an EPC rating of C and Council Tax Band C.

Heathcroft is conveniently positioned just a minute's walk from local shops, including Tesco Express and Lidl, and approximately five minutes' walk from Morrisons supermarket. Welwyn Garden City town centre, railway station and local bus services are also within easy reach.

Take note

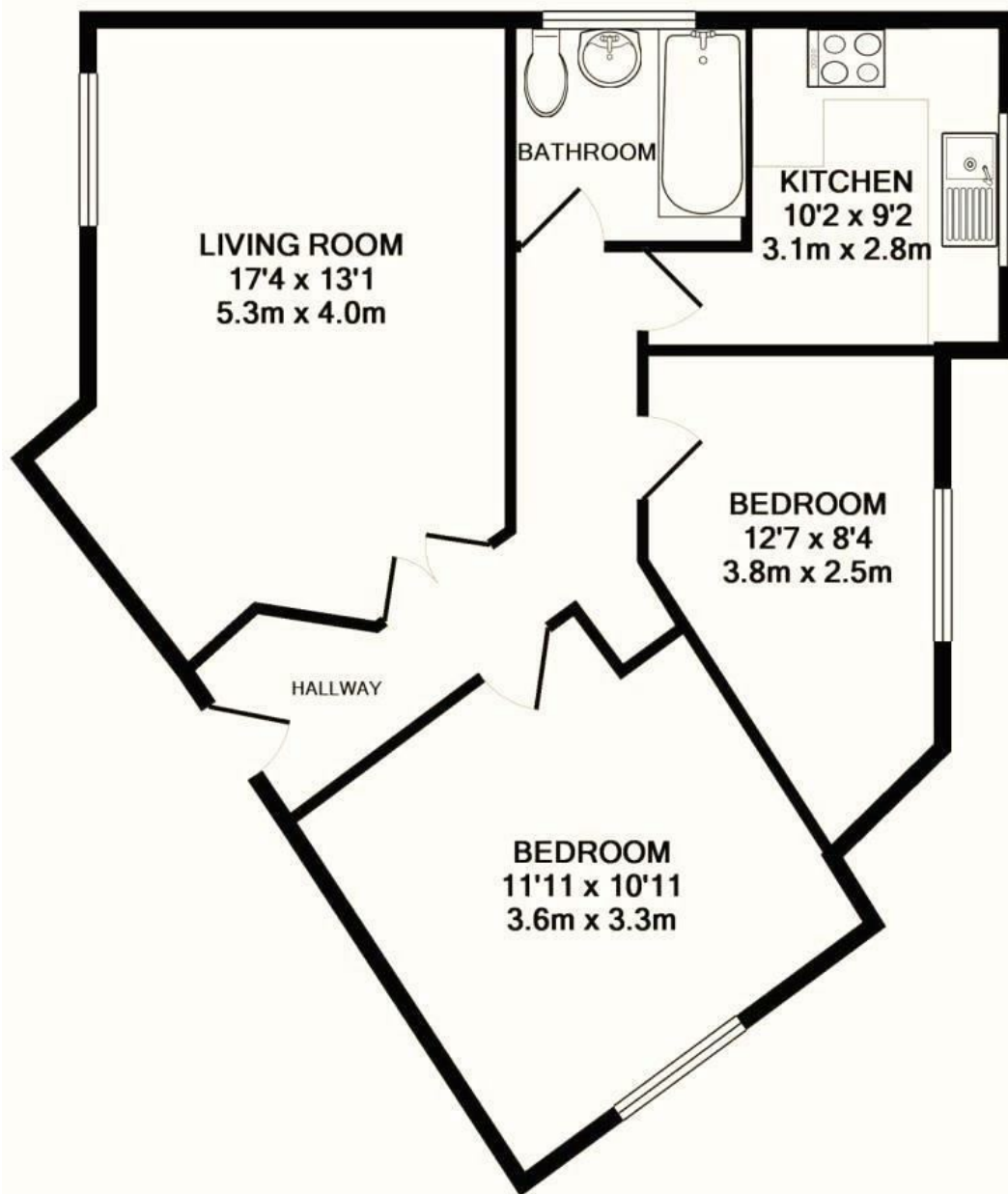
Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



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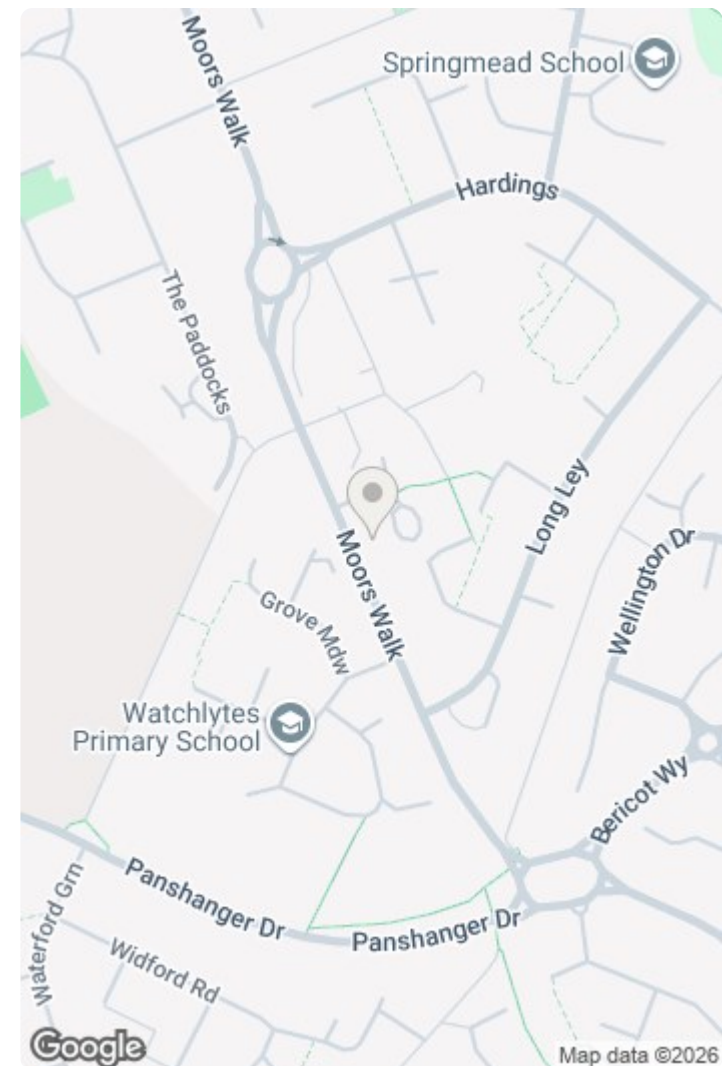
Company incorporated in England No. 4713968
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This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.

TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)



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			
(1-20) G			
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