



54 Merrifield Court, Welwyn Garden City, Herts, AL7 4SH

£1,550 PCM

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

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A well-presented and recently refurbished second floor apartment, offering bright and spacious accommodation throughout. This attractive two double bedroom, two bathroom property has been tastefully redecorated and benefits from brand new carpets, creating a fresh and modern feel.

The accommodation comprises a generous reception room with ample space for both living and dining, a newly fitted kitchen with contemporary units and appliances, two good-sized bedrooms including a principal bedroom with en-suite shower room, and a further modern bathroom.

The property is set within a well-maintained development and enjoys a pleasant outlook, with the added benefit of allocated parking. Ideally suited to professional tenants, the flat offers a clean, move-in ready finish with a modern specification throughout.

Entrance hall

Reception room 17'4" x 11'5" (5.3m x 3.5m)

Kitchen 8'2" x 7'2" (2.5m x 2.2m)

Bedroom 1 11'5" x 11'1" (3.5m x 3.4m)

En-suite 6'10" x 5'10" (2.1m x 1.8m)

Bedroom 2 11'5" x 10'2" (3.5m x 3.1m)

Bathroom 6'6" x 6'6" (2.0m x 2.0m)

Take note

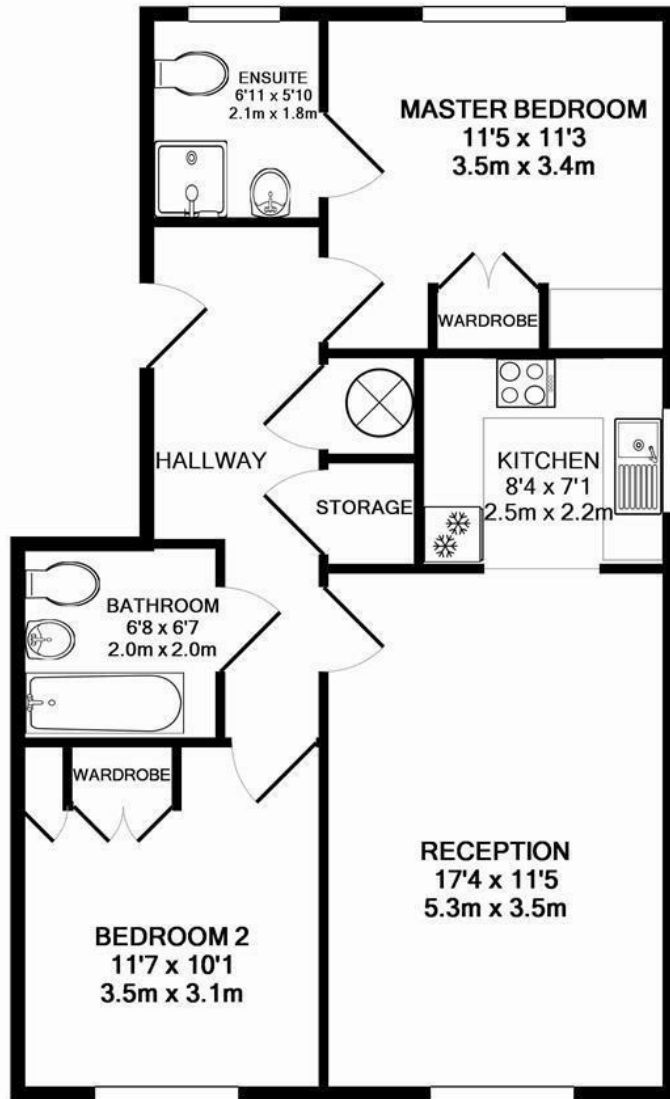
Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



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VAT No. 745 8368 91

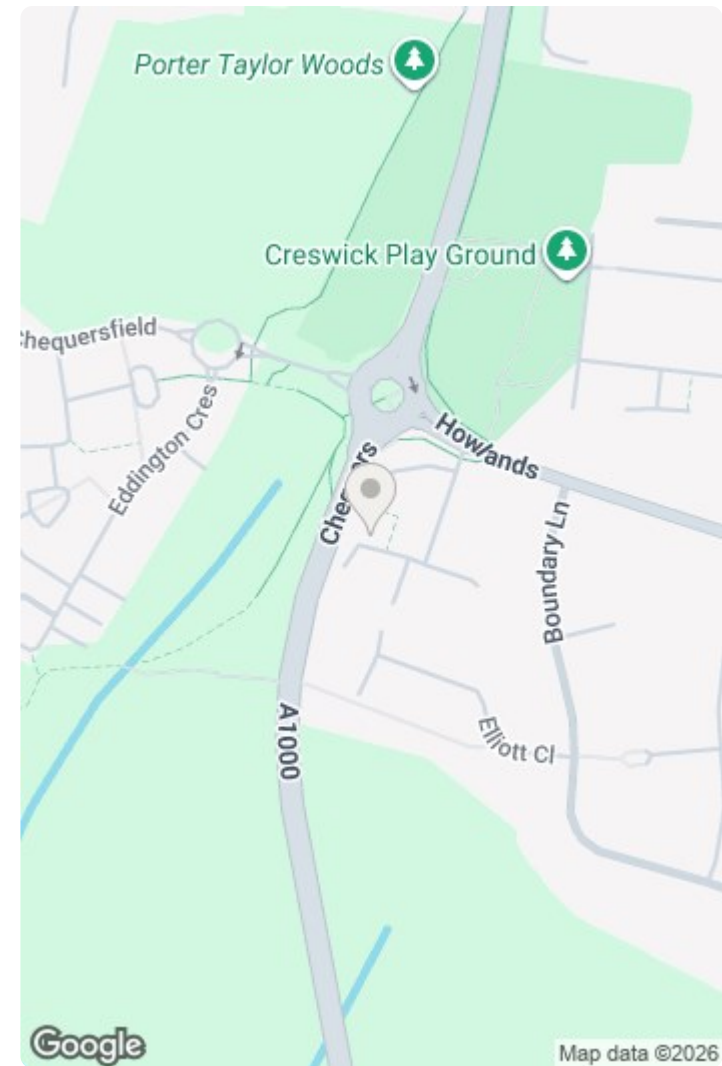




TOTAL APPROX. FLOOR AREA 695 SQ.FT. (64.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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			
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