



Carnegie

Estate Agents, Surveyors and Property Management

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

Tel: 01707 330373/4

Web: [www.carnegieuk.com](http://www.carnegieuk.com)



## 15 Regent Court, Welwyn Garden City, Herts, AL7 3BH

**£1,200 PCM**

A well-presented one bedroom first floor apartment ideally situated in a convenient location close to local amenities and within easy walking distance of Welwyn Garden City town centre and mainline train station.

The property offers well-balanced accommodation comprising an entrance hall, bright living room, separate kitchen, double bedroom, and bathroom. The apartment benefits from good natural light and provides comfortable living space suitable for a professional individual or couple.

One of the key advantages of this property is its excellent location. A local convenience store and pharmacy are located immediately next door, making everyday essentials extremely accessible, while the town centre and train station are approximately a 13-minute walk away, providing a wide range of shops, restaurants, and fast rail links into London.

Externally the property benefits from an allocated parking space and access to a shared communal garden for residents.

This property offers practical and convenient living in a well-connected part of Welwyn Garden City.



Company incorporated in England No. 4713968

VAT No. 745 8368 91



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		
	80	83
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC 	

### 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.

### Kitchen

### Living room

### Bedroom

### Bathroom



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

Company incorporated in England No. 4713968

VAT No. 745 8368 91

