



Carnegie

Estate Agents, Surveyors and Property Management

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

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54 Bridge Court, Welwyn Garden City, AL7 1GZ

£1,000 Per calendar month

A well proportioned two bedroom, two bathroom ground floor flat in this sought after development close to both the Town Centre and Shire Park (business park). Accommodation includes Kitchen with dishwasher, washer/dryer and fridge freezer, Living/Dining room, En-suite shower room to Master bedroom and separate bathroom, large storage cupboard. Video entryphone, Allocated and visitor parking. Unfurnished



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		
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		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Bathroom

Suite comprising of a low level WC, wash hand basin with single chrome mixer taps and tiling to splashback area, bath with chrome taps and hand held shower attachment and a tiled surround. Wall mounted towel rail. Wooden shelf. Wall mounted mirrors. Extractor fan. Double radiator. Lino flooring.

En-suite Shower Room

Suite comprising of a low level WC, wash hand basin and single shower with wall mounted power shower, fully tiled. Wall mounted towel rail and shaver point. Tiled splashback area. Extractor fan. Tiled lino flooring.

Master Bedroom

10' 1" x 10' 1" (3.07m x 3.07m) Double glazed window overlooking the front. Fitted wardrobes with sliding mirrored doors. Single radiator. TV point. Door to en-suite shower room.

Bedroom Two

11' 2" x 8' (3.40m x 2.44m) Double glazed sash windows overlooking the front. Radiator. Carpeted. Television point.

Outside

Garden

Communal gardens. One allocated parking space and visitor parking.

Council Tax Band C

Living room

18'4" x 9'10" (5.6m x 3.0m)

Kitchen

7'2" x 6'6" (2.2m x 2m)

Bedroom 1

11'5" x 9'10" (3.5m x 3.0m)

En-suite

Bedroom 2

11'1" x 7'10" (3.4m x 2.4m)

Bathroom

Hall

Communal Entrance Hall

Entrance door with communal entry phone system leading to the communal entrance hall with solid wood private door leading to property.

Entrance Hall

Solid wooden flooring. Storage cupboard. Radiator. Wall mounted entry phone system. Ceiling coving. Doors to rooms.

Living/Dining Room

18' 1" x 9' 8" (5.51m x 2.95m) Double glazed window overlooking the front. Solid wooden floor. Two radiators. Television and telephone points. Archway through to the kitchen.

Kitchen

8' 6" x 7' 1" (2.59m x 2.16m) Range of wooden effect wall and base units. Built in fridge/freezer. Stainless steel single drainer sink unit with mixer taps. Tiling to splashback area. Integrated Bosch gas hob with oven below and extractor fan over. Integrated washing machine and dishwasher concealed within cupboards. Ceiling spotlights. Double glazed window overlooking the front. Wall mounted Worcester Boiler concealed within a cupboard. Tiled flooring.



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