



Carnegie

Estate Agents, Surveyors and Property Management

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

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**40 Bellmont Lodge, Mundells, Welwyn Garden City, AL7 1FX**  
**£1,100 Per calendar month**

Studio style one bedroom first floor flat in this recently converted development a few minutes walk from Shire Park. The flat has been finished to a high standard and benefits from double bedroom, shower room, open plan kitchen and reception room. The property also benefits from an allocated parking space. Sorry pets not allowed. 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	52	52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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	57	57
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**Living area**

**Kitchen**

**Sleeping area**

**Shower room**

**Entrance area**



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