



57 The Swallows, Welwyn Garden City, Herts, AL7 1BX

**£1,395 PCM**

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

## 57 The Swallows, Welwyn Garden City, Herts, AL7 1BX

This well-presented first floor apartment is available to rent and offers bright, spacious accommodation in a convenient Welwyn Garden City location. Recently updated throughout, the property benefits from a brand new kitchen, fresh redecoration and newly fitted carpets, giving it a clean, modern feel ready for immediate occupation. The generous reception room provides excellent space for both living and dining and opens onto a private balcony, allowing for plenty of natural light and an attractive outlook. The contemporary kitchen is smartly arranged with modern units and finishes, while two well-proportioned bedrooms offer flexible space for sleeping, working from home or accommodating guests. The bathroom is neatly laid out, and the central hallway creates a practical separation between the living and bedroom areas. Ideally situated close to the Haldens local shops and amenities, the apartment also benefits from convenient transport links (Welwyn North just 15 minutes walk away) and nearby green spaces. Allocated parking space

**Reception room 11'10" x 16'7" (3.61m x 5.07m)**

**Kitchen 9'1" x 8'1" (2.77m x 2.47m)**

**Bedroom 1 9'8" x 13'3" (2.96m x 4.05m)**

**Bedroom 2 7'8" x 10'1" (2.36m x 3.09m)**

**Bathroom**

### Take note

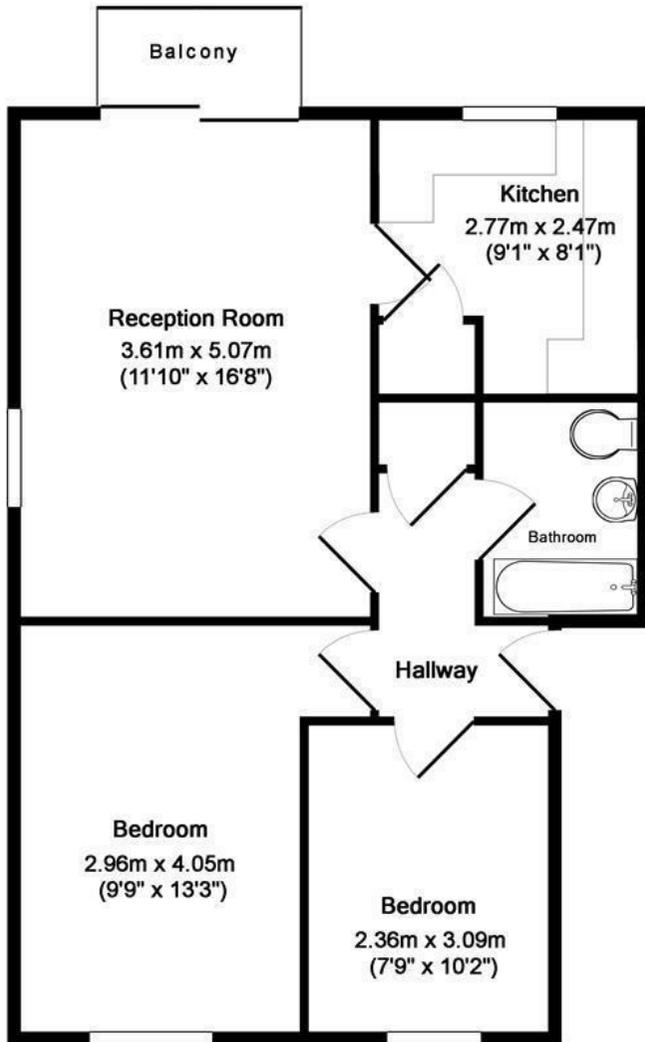
Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.



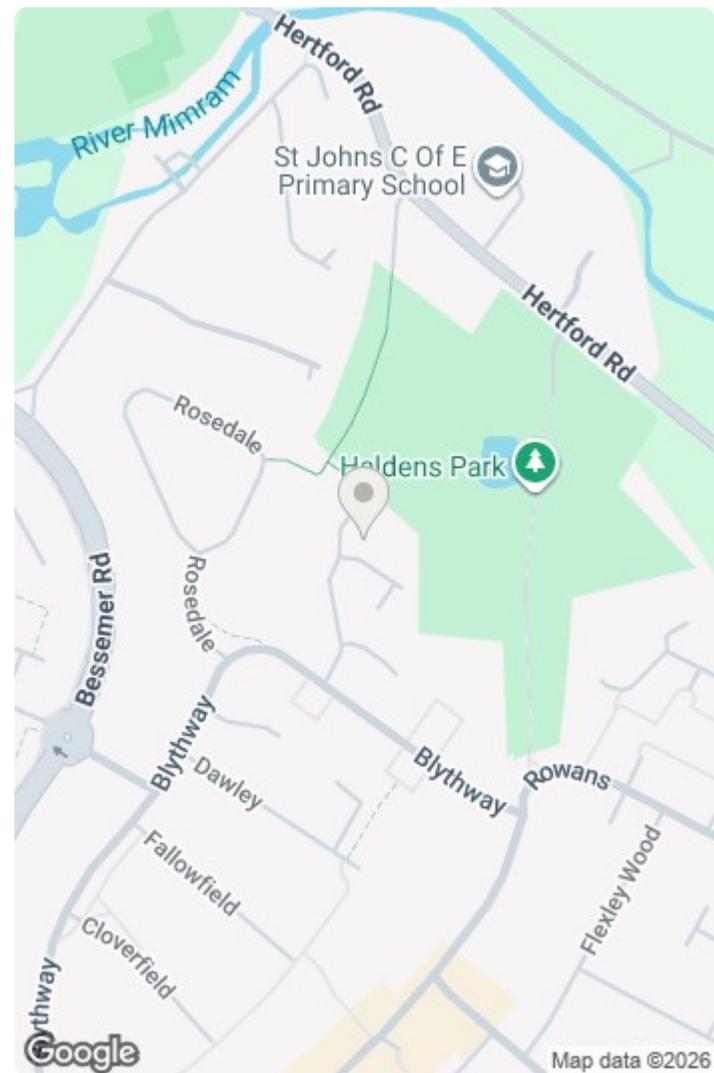
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VAT No. 745 8368 91





Total Approx. Floor Area 66.7 Sq.M. (718 Sq.Ft.)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	81
	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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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