



57 The Swallows, Welwyn Garden City, AL7 1BX

**£975 Per calendar month**

Sell with us from £995 + VAT



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



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Available 22nd November - A bright and light 1st floor furnished 2 bedroom apartment in a quiet cul-de-sac location. Accommodation includes living room, kitchen, double and single bedroom, bathroom, balcony and parking. Sorry, no smokers and no pets.

**Living/dining room 11'10" x 16'7" (3.61m x 5.07m)**

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

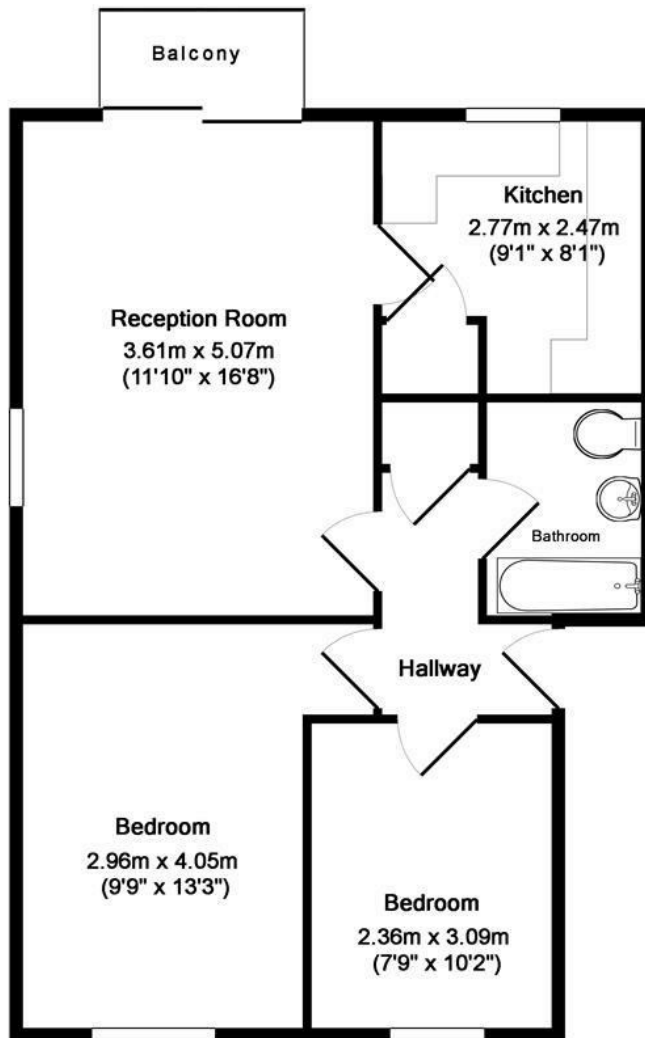
**Bedroom 1 9'8" x 13'3" (2.96m x 4.05m)**

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

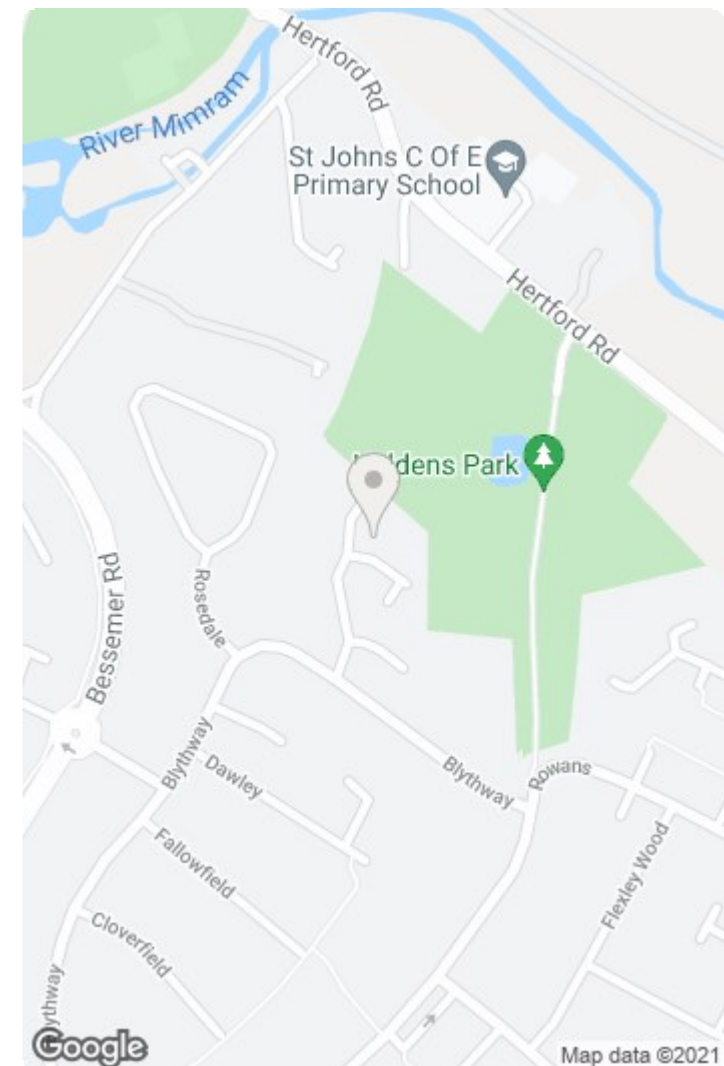
**Bathroom**



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



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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>81</b>

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>79</b>

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