

9 Spring Court, Clock House Gardens, Welwyn, Hertfordshire, AL6 9FT

Guide price £350,000

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Carnegie

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

9 Spring Court, Clock House Gardens, Welwyn, Hertfordshire, AL6 9FT

Ideal rental investment - A stunning 3 bedroom, 2 bathroom first floor flat in this sought after recently built development in Welwyn Village. The accommodation has been finished to a high standard and includes a spacious living room, fitted kitchen, 3 bedrooms, luxury bathroom with jacuzzi bath and separate shower. Further shower room. The property has the benefit of 2 allocated parking spaces and is located close to the centre of the village. Welwyn Garden City with it's wide range of shops is just a few minutes drive. Welwyn North Station with frequent trains to Kings Cross is around 1.5 miles away.

Living room 13'5" x 12'6" (4.11m x 3.82m)

Automated cinema screen and built in projector, door to balcony. 2 x wall mounted radiators, spot lighting. Oak floors

Kitchen 9'8" x 12'6" (2.97m x 3.82m)

Fully fitted kitchen with range of base and eye level units. Sink unit with cupboards and drawers below, base units housing indesit gas hob and extractor above, matching oven, granite work surfaces, Oak floor, integrated fridge and freezer, integrated dishwasher, built in ceiling speakers, worked by bluetooth, mosaic tiled surrounds

Bedroom 1 10'6" x 15'7" (3.22m x 4.75m)

doors to decked terrace, Oak floor, radiator.

Bedroom 2 9'9" x 11'3" (2.98m x 3.44m)

Window, Oak floor, radiator.

Bedroom 3 7'3" x 11'3" (2.22m x 3.44m)

Window, Oak floor, radiator.

Luxury bathroom 11'3" x 6'7" (3.44m x 2.03m)

Corner fitted Jacuzzi bath with hand held shower head, separate shower cubicle with multi jets and steam shower, wash hand basin with drawer below, low level wc, tiled floor. Under floor heating

Shower room 12'6" x 3'11" at max (3.82m x 1.21 at max)

Shower cubicle with tiled surrounds and mirrored wall. Wash hand basin with drawer below, heated towel rail, low level wc, tiled floor.

L-shaped entrance hall 10'5" at max x 22'0" at max (3.19m at max x 6.72m at max)

Balcony 27'8" x 4'7" (8.45m x 1.42m)

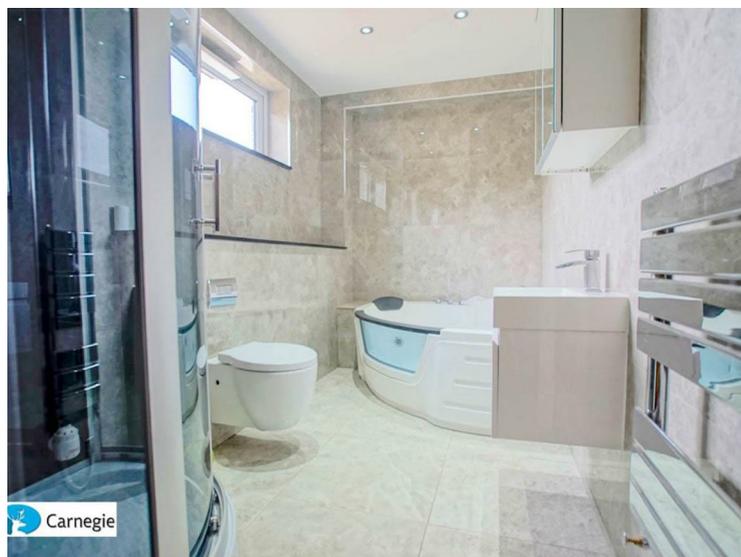
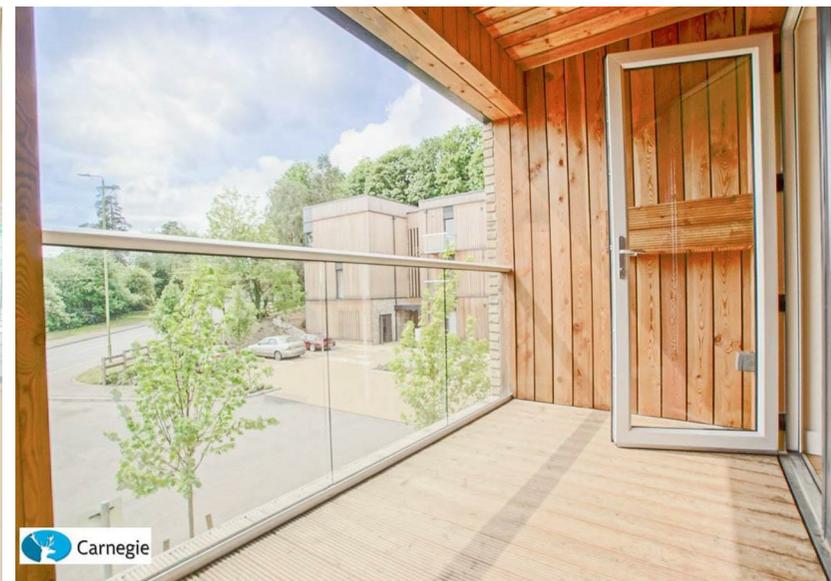
Large decked balcony with space to eat out.

Leasehold

125 years from 2015 (122 years remaining).
Service charge - approx £500 per annum,
Council tax band D

Communal area

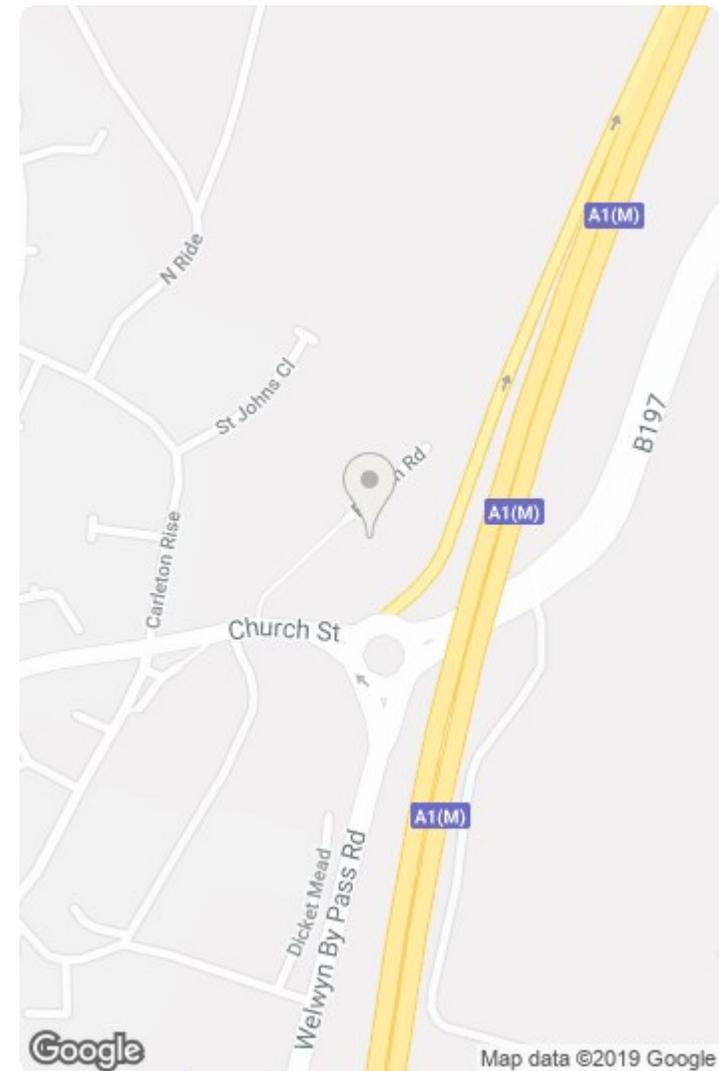
Bike store. Bin store.



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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		84	84
(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		90	90
(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	

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