



12 The Cloisters, Welwyn Garden City, AL8 6DX

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

12 The Cloisters, Welwyn Garden City, AL8 6DX

Nestled within a charming block of apartments dating back to 1984, discover this enchanting ground-floor studio flat, elegantly modernised for contemporary living. Embracing a prime position a very short walk from Welwyn Garden City's vibrant town centre, this residence boasts a captivating blend of convenience and style. Step inside to find a thoughtfully designed space featuring a sleek fitted kitchen, a cozy studio room, and a chic shower room. Adding to its allure, the property offers the luxury of an allocated parking space tucked away at the rear of the building, ensuring effortless convenience. Outside, a communal garden awaits, providing a serene retreat within this coveted conservation area. Experience the epitome of urban living in this charming abode, where comfort and sophistication unite seamlessly.

Entrance hall

Kitchen 7'1" x 6'2" (2.18m x 1.90m)

Living room 19'3" x 15'9" (5.87m x 4.82m)

Shower room

Allocated parking space

Lease information

Council tax band B - £1,621.90 for 2023/24
Service charge - £800 if paid in advance for the year or £950 if paid in instalments
Ground rent - Peppercorn
Lease 999 years from 1984 - 959 years remaining.

About the area

Welwyn Garden City offers an extensive range of shopping facilities and this property is within the catchment area of a selection of first class schools, together with comprehensive sporting and leisure facilities. For the commuter a mainline railway station is located in the town centre (5 minutes walk away) offering a fast service into London Kings Cross (21 mins) and Moorgate (37 mins).



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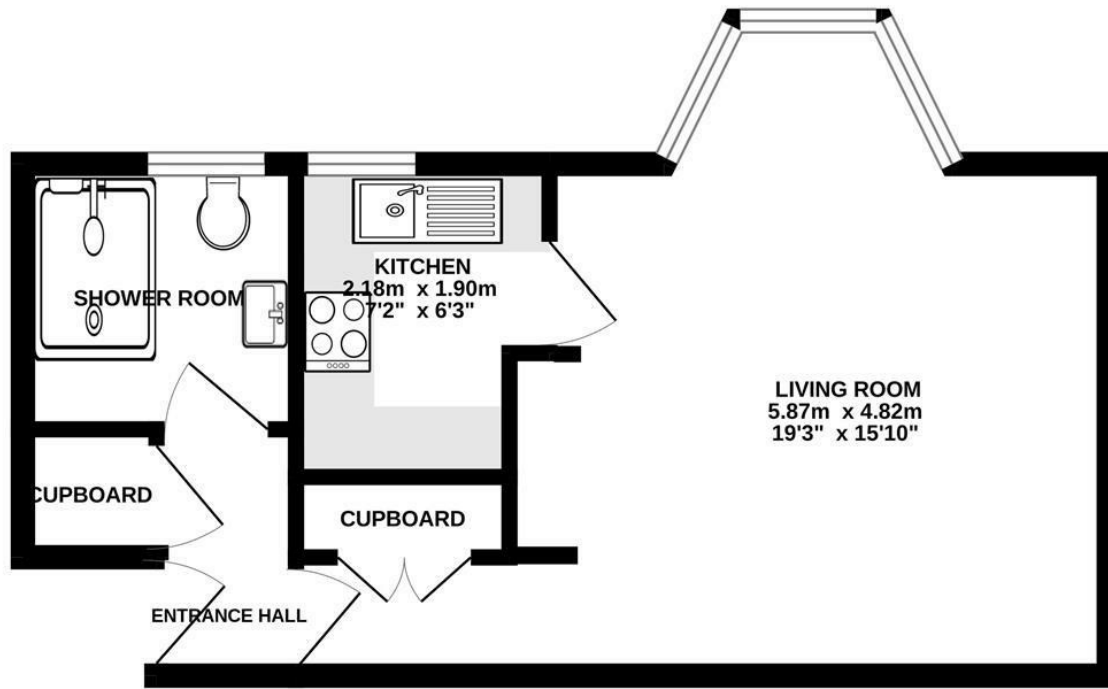
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Company incorporated in England No. 4713968
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GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		
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