



117 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7JD

£320,000

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

117 Knightsfield, Welwyn Garden City, Hertfordshire, AL8 7JD

A spacious refurbished 2 bedroom flat in a very good west side location close to Shire Park and the town centre. Accommodation includes 2 double bedrooms, living room, eat-in kitchen, cloakroom and bathroom. Communal garden and off road parking. Unfurnished. Ideally looking for someone to move before Christmas on a 12 month agreement. No pets please.

Entrance
Door to:

Entrance Hall
Radiator, built in cupboard housing fuse box, further built in cupboard.

Cloakroom
Double glazed window to side, radiator, wall mounted wash hand basin, low level w.C.

Lounge 14' 10" x 11' 10" (4.52m x 3.61m)
Glazed window to rear, two radiators, electric fire with surround, parquet flooring.

Kitchen/diner 11' 3" x 8' 9" (3.43m x 2.67m)
Fitted with a range of wall and base units with rolltop worksurfaces over inset stainless steel sink and drainer unit, built in four ring gas hob with electric oven under and cooker hood over, space and plumbing for washing machine, space for fridge / freezer, built in cupboard, radiator, wood laminate flooring, glazed window to front aspect, "Worcester" back boiler.

Bedroom One 14' 11" x 9' 5" (4.55m x 2.87m)
Glazed window to rear, radiator, built in wardrobe.

Bedroom Two 11' 7" x 9' 10" (3.53m x 3.00m)
Double glazed window to front, radiator, built in wardrobe.

Bathroom
Fitted with panel enclosed bath with power shower over, pedestal wash hand basin, tiled walls, radiator, secondary double glazed window to the front aspect.

Exterior

Gardens
The property has communal gardens which are mainly laid to lawn with mature trees, flower and shrub borders.

Living room 14'9" x 11'10" (4.52m x 3.61m)
Glazed window to rear, two radiators, electric fire with surround, parquet flooring.

Eat-in Kitchen 11'3" x 8'9" (3.43m x 2.67m)
Fitted with a range of wall and base units with rolltop worksurfaces over inset stainless steel sink and drainer unit, built in four ring gas hob with electric oven under and cooker hood over, washing machine, fridge / freezer, built in cupboard, radiator, wood laminate flooring, glazed window to front aspect, "Worcester" back boiler.

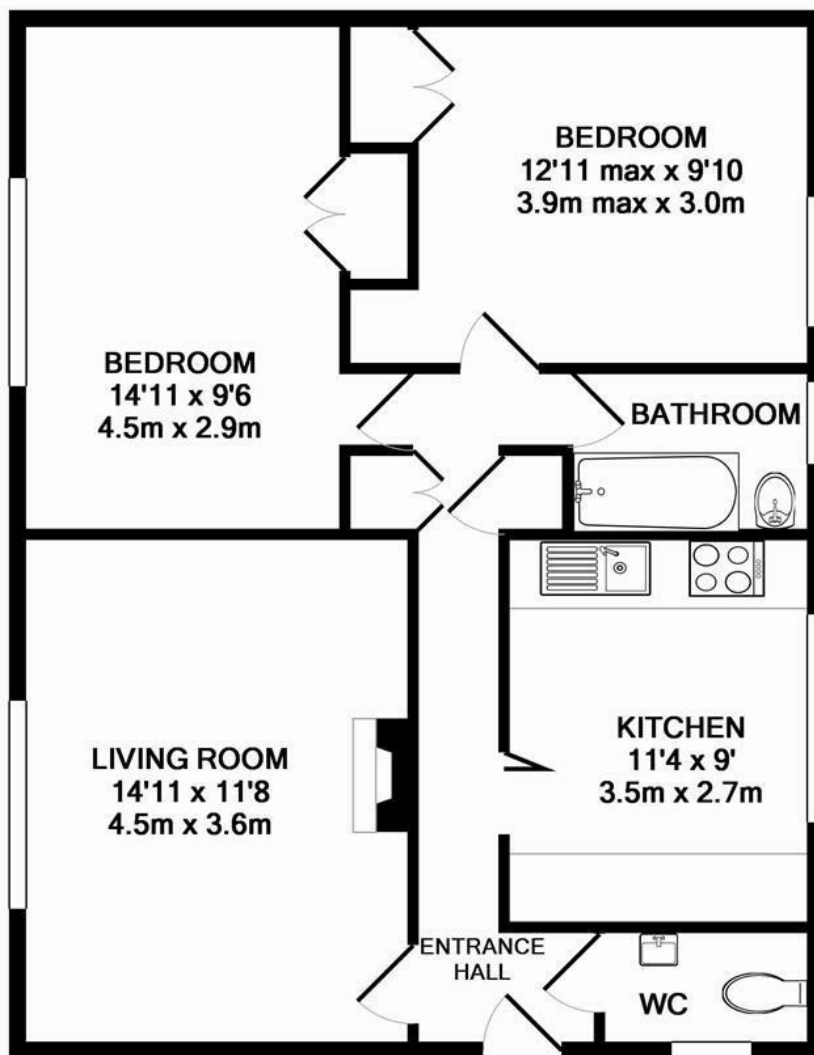
Bedroom 1 14'11" x 9'4" (4.55m x 2.87m)
Glazed window to rear, radiator, built in wardrobe.

Bedroom 2 11'7" x 9'10" (3.53m x 3.00m)
Double glazed window to front, radiator, built in wardrobe.

Bathroom



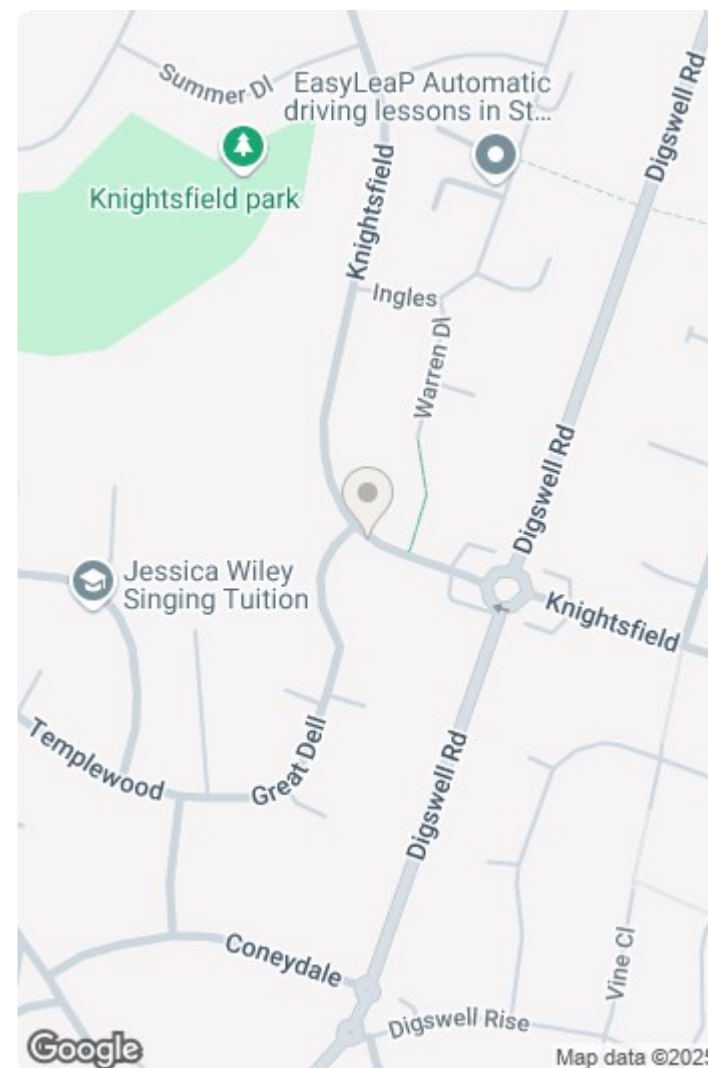
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TOTAL APPROX. FLOOR AREA 686 SQ.FT. (63.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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	77

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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	74

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