



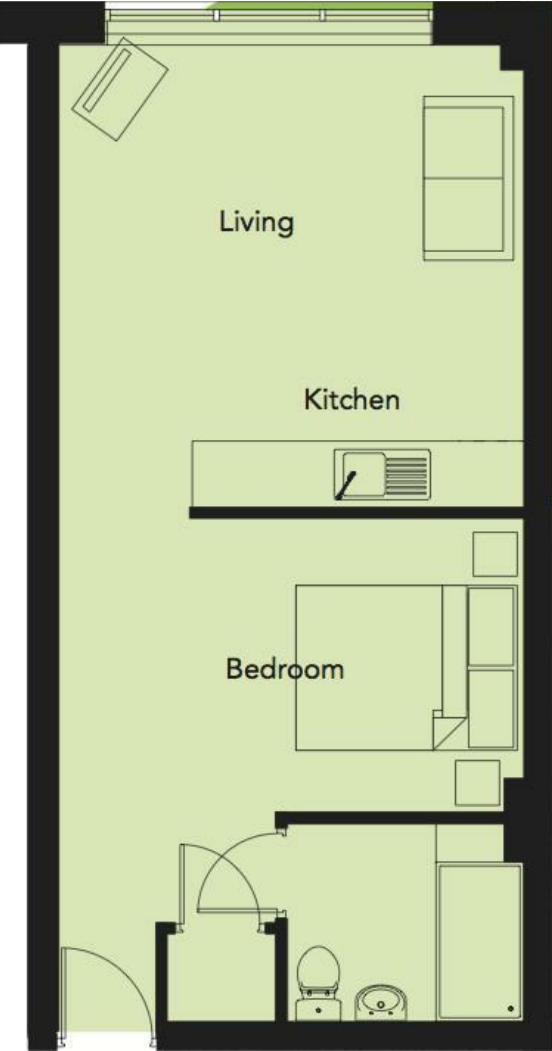
© CARNEGIE PHOTOGRAPHY

Bellmont Lodge, Welwyn Garden City, AL7 1FX



ACCOMMODATION

- Bedroom area
- Living/dining room
- Kitchen
- Shower room
- High ceilings
- Recently built
- Furnished
- Close to Shire Park
- Allocated parking
- Large entrance foyer



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		60	60
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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		64	64
EU Directive 2002/91/EC			



Handside House, 131 Handside Lane, Welwyn Garden City, AL8 6TA
 Tel: 01707 330373
 E: post@carnegieuk.com
www.carnegieuk.com

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.