



**3 Sienna House, Brownfields, Welwyn Garden City, AL7 1GU**

**£1,100 Per calendar month**

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

### 3 Sienna House, Brownfields, Welwyn Garden City, AL7 1GU

Welcome to Sienna House, a charming apartment located close to Shire Park in Welwyn Garden City. This delightful one-bedroom apartment offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a modern living space.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The apartment features a double bedroom, designed to be a peaceful retreat, ensuring a restful night's sleep. The bathroom is thoughtfully designed, offering both functionality and style.

With a total area of 438 square feet, this apartment maximises space while maintaining a cosy feel. The layout is practical, allowing for easy movement throughout the home. Additionally, the property includes parking for one vehicle.

**Living room 12'1" x 9'2" (3.69m x 2.81m)**

**Kitchen 13'0" x 12'11" (3.98m x 3.95m)**

**Bedroom 1 12'1" x 7'6" (3.69m x 2.31m )**

**Bathroom 12'11" x 6'0" (3.95m x 1.84m)**

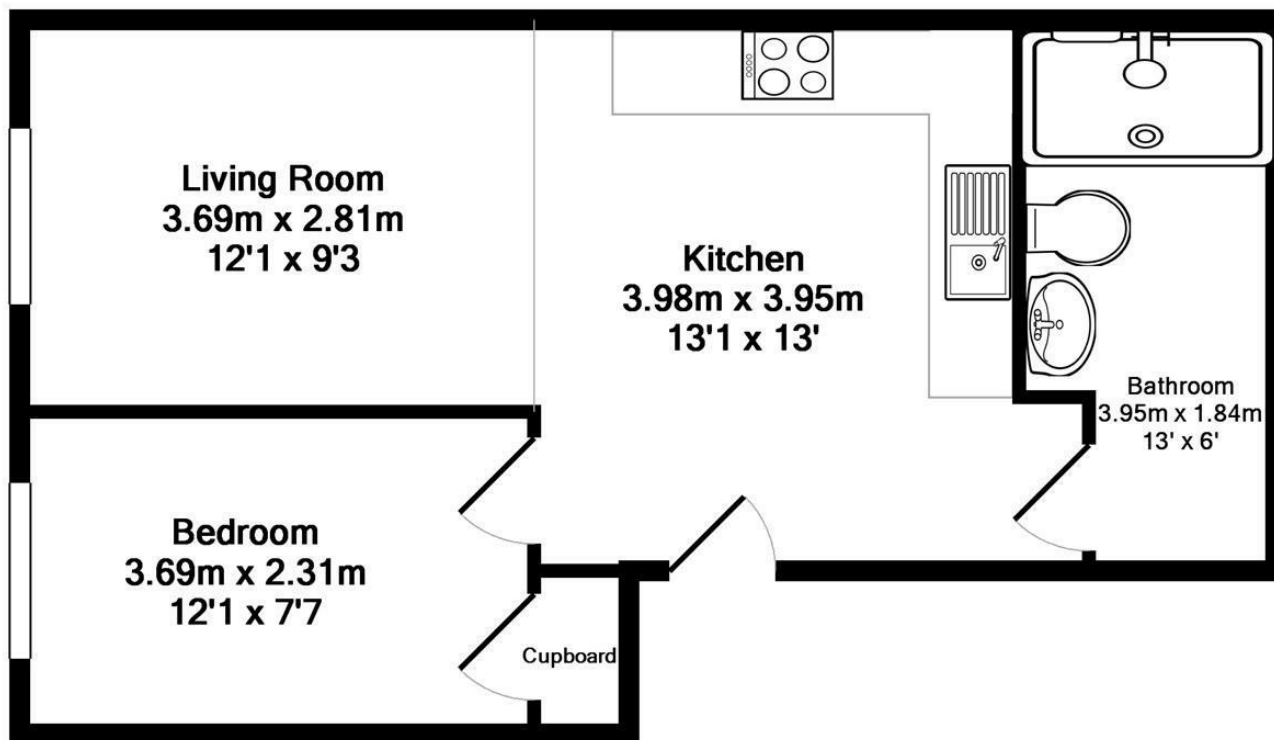


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Company incorporated in England No. 4713968  
VAT No. 745 8368 91



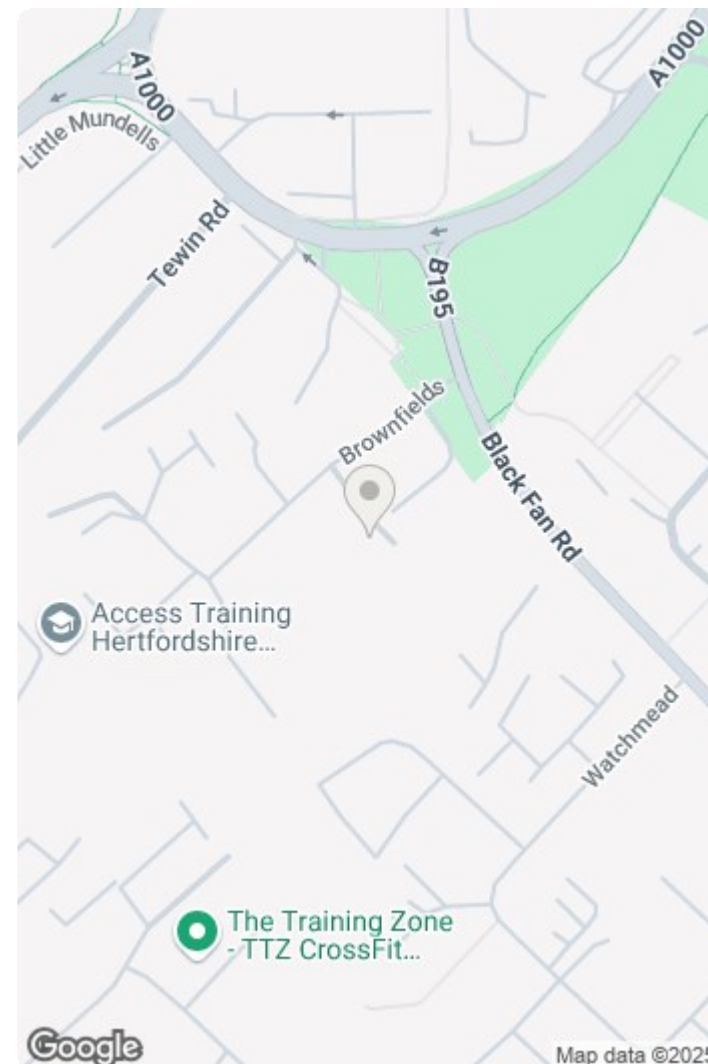




Total Approx. Floor Area 40.7 Sq.M. (438 Sq.Ft.)

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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