



Carnegie

Estate Agents, Surveyors and Property Management

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108 Broadwater Road, Welwyn Garden City, Herts, AL7 3BZ

£1,600 PCM

Set on the third (top) floor of a modern, well-maintained development, this bright and spacious apartment at Broadwater Road, Welwyn Garden City offers contemporary living with the added convenience of lift access and a secure underground parking space.



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

including direct rail services into London.

This is an excellent opportunity for first-time buyers, professionals, or investors seeking a well-located, low-maintenance home in a popular residential area.

Agent note

Some photographs have been digitally enhanced using AI technology to improve presentation and, in some cases, to illustrate how furniture may be arranged. These enhancements are illustrative only and do not alter the layout, structure, fixtures or condition of the property.

Entrance hall

Reception room/kitchen

19'2" x 17'1" (5.85m x 5.21m)

Bedroom 1

12'11" x 12'0" (3.95m x 3.66m)

En-suite

Bedroom 2

11'6" x 10'9" (3.52m x 3.28m)

Bathroom

Description (continued)

The property features a generous open-plan reception room and kitchen, designed to maximise both space and natural light. Large windows and doors create an airy feel, while the layout comfortably accommodates both living and dining areas - ideal for relaxing or entertaining.

There are two well-proportioned bedrooms, including a particularly spacious principal bedroom, both offering excellent versatility for homeowners, guests, or home working. The accommodation is completed by a modern family bathroom with a clean, neutral finish.

Further benefits include:

Lift access to all floors

Allocated underground parking space

Well-kept communal areas

Modern fixtures and fittings throughout

Ideally located, the property is within easy reach of Welwyn Garden City town centre, offering a wide range of shopping, dining, and leisure facilities, as well as excellent transport links,



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