



**Carnegie Estate Agents**

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

**£279,950**

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**Carnegie**

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

## 108 Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3BZ

Set on the third (top) floor of a modern, well-maintained development, this bright and spacious apartment at 108 Broadwater Road, Welwyn Garden City offers contemporary living with the added convenience of lift access and a secure underground parking space. TAKE NOTE - Hot water and heating and building insurance are included in Service Charge.

### 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

Bathroom 7'6" x 6'2" (2.29m x 1.90m)

Bedroom 2 11'6" x 10'9" (3.52m x 3.28m)

Underground allocated parking space

### Description

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

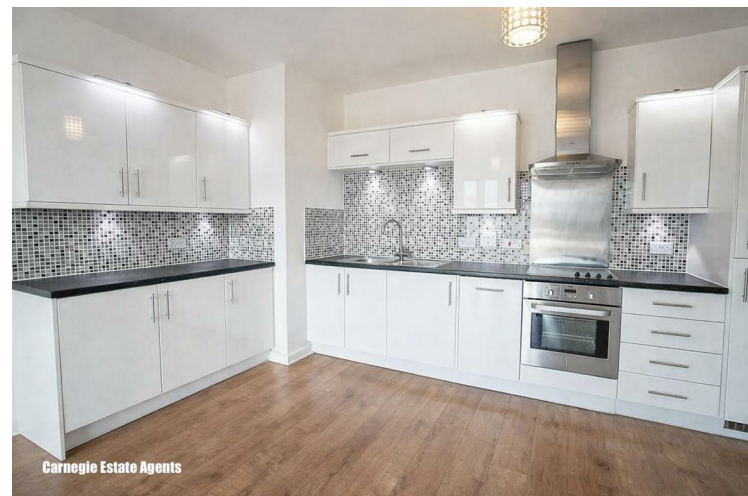
Modern fixtures and fittings throughout

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, 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.

### Lease and charges

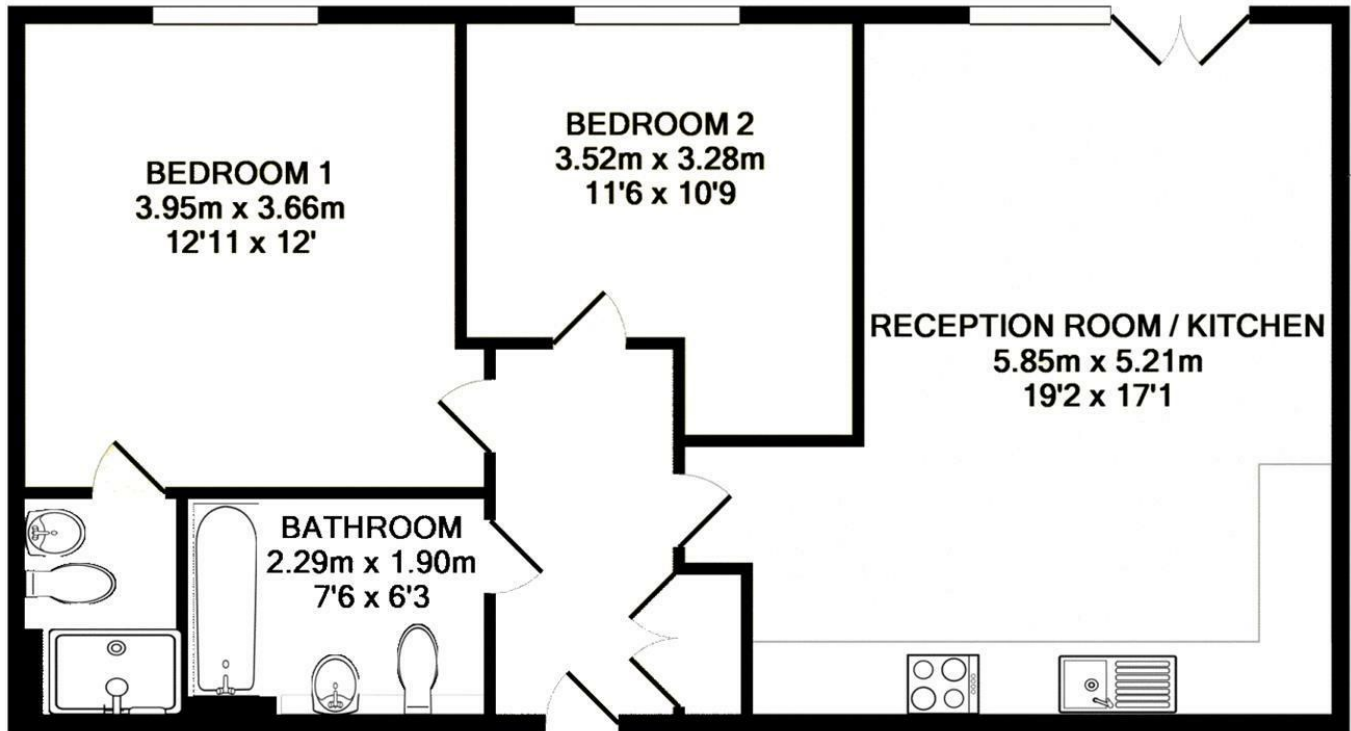
The length of the lease is 125 years from 01/01/2011 - 110 years remaining. Service Charge is £3662.1 annually (£305.18monthly). Ground rent is £250 annually. Our client informs us that credit can be returned at the end of the year due to the energy efficiency meaning less heating is used. The service charge also includes buildings insurance.



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

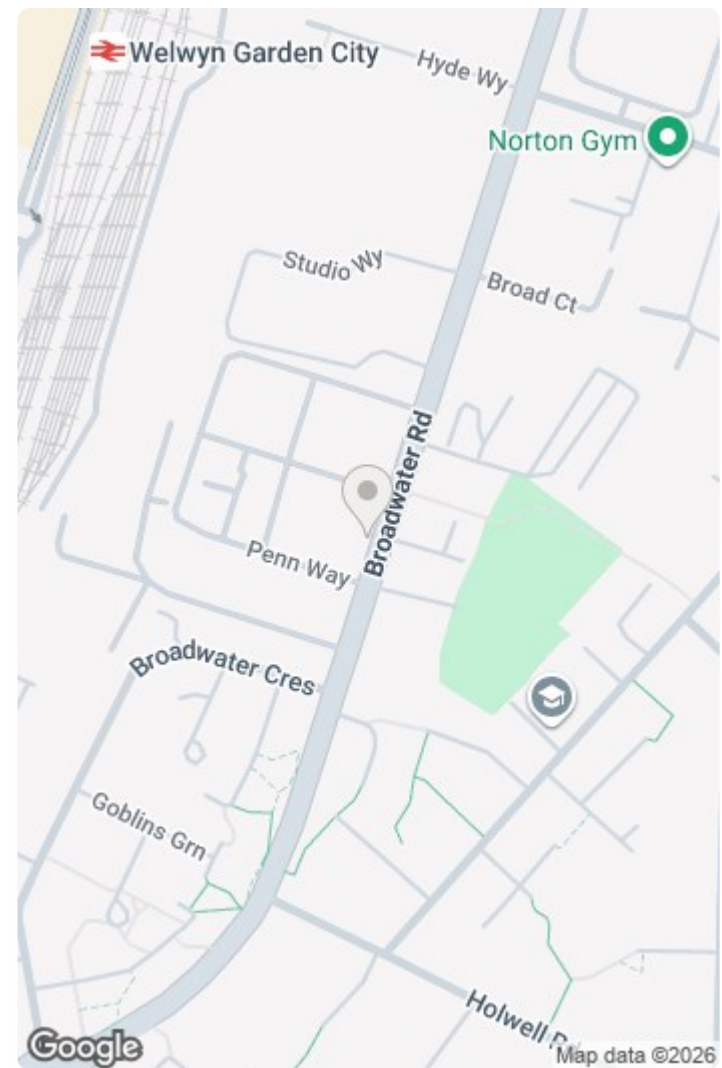




TOTAL APPROX. FLOOR AREA 60.7 SQ.M. (653 SQ.FT.)

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) 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			
<b>England &amp; Wales</b>		<b>81</b>	<b>82</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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		<b>88</b>	<b>89</b>
	EU Directive 2002/91/EC		

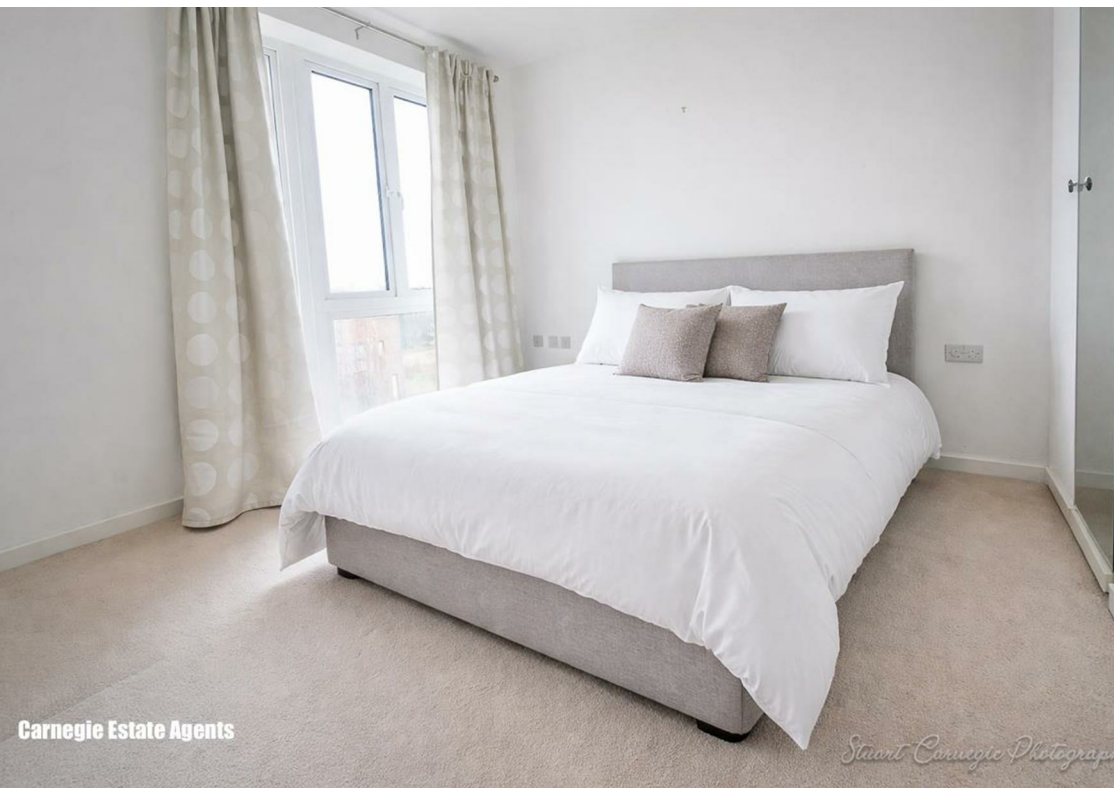
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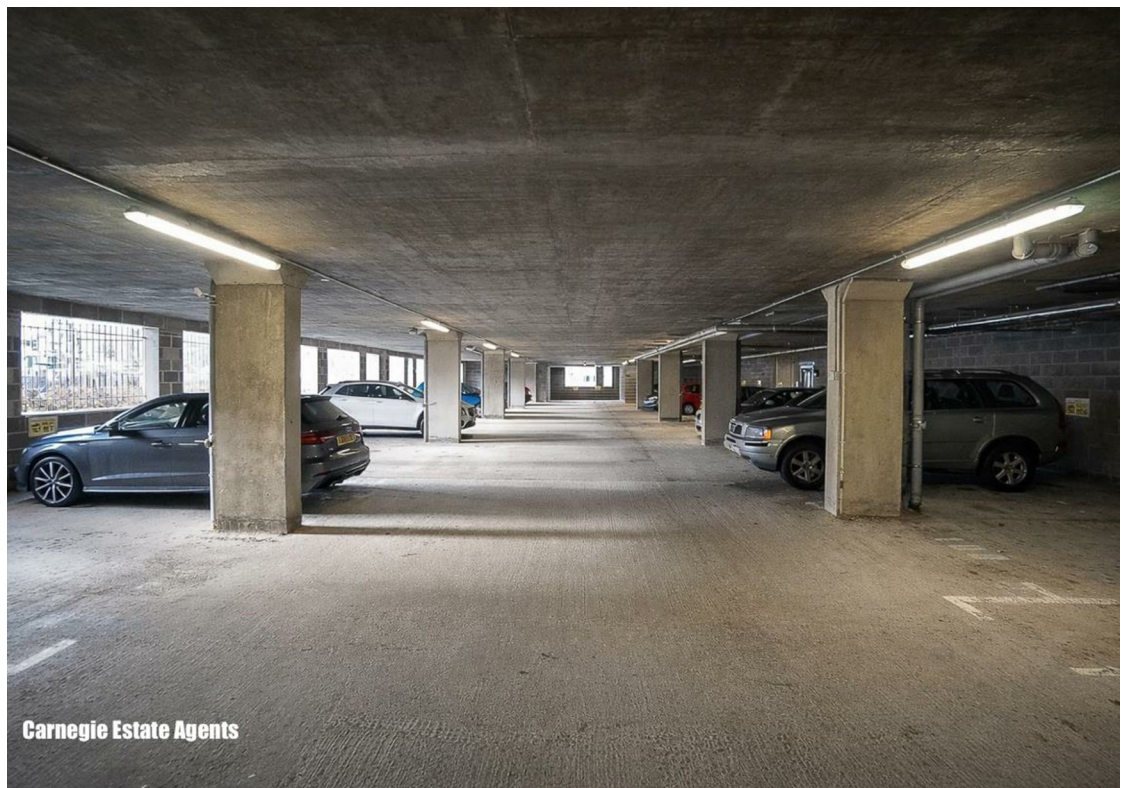


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*Stuart Carnegie Photography*



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