



Carnegie

Estate Agents, Surveyors and Property Management

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

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**18 Parkway Gardens, Welwyn Garden City, AL8 6JW**

**£1,350 Per Calendar Month**

A rarely available one-bedroom ground floor apartment ideally located within walking distance of the train station and town centre. This well-presented property offers convenient ground floor living in a highly sought-after location, making it perfect for commuters or professionals looking for easy access to local amenities and transport links. The accommodation comprises an entrance hall with security entry handset and built-in storage, a bright and spacious lounge/diner with attractive bay window, a modern re-fitted kitchen with a range of wall and base units and integrated appliances, a generous double bedroom overlooking the rear, and a brand new contemporary shower room. Further benefits include a recently re-fitted kitchen and bathroom, gas central heating via a combi boiler and one allocated parking space. Situated within easy walking distance of the town centre and mainline train station, this property offers excellent convenience while being set in a desirable residential location.



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<br>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 |                            |           |
| England & Wales                                                 | EU Directive<br>2002/91/EC |           |

Reception room

15'8" into bay x 12'7" (4.80m into bay x 3.86m)

Bedroom

11'5" x 9'8" (3.48m x 2.95m)

Kitchen

10'11" x 6'0" (3.33m x 1.85m)

Shower room

Please 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.



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