



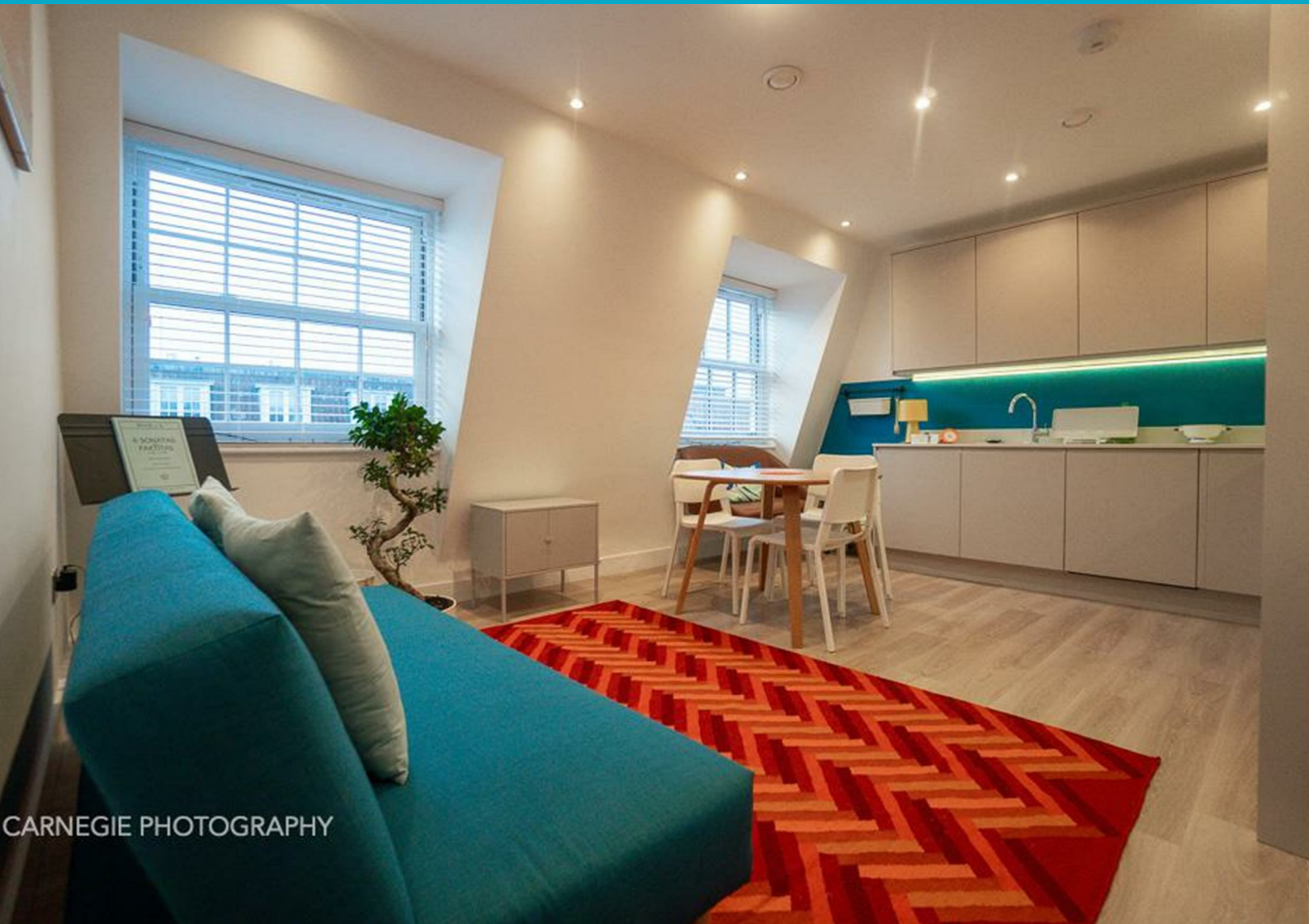
Carnegie

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32 Stonehills House, Stonehills, Welwyn Garden City, Herts, AL8 6DL

£1,250 Per Calendar Month

A modern and well-appointed one-bedroom top floor flat, positioned in the heart of Welwyn Garden City town centre. Offering exceptional access to the railway station and shops including John Lewis and Gail's, this property has been finished to a high standard throughout. Internally, the accommodation comprises a bright living space with two windows, modern fitted kitchen with washing machine and dishwasher, double bedroom and a fresh, fully-tiled bathroom suite, with temperature-controlled underfloor heating to the living space and bathroom. The property is accessed via a well-maintained communal stairwell, with exits onto Stonehills and Howardsgate for easy access to The Howard Centre. Perfect for commuters and those looking to make the most of the idyllic green spaces around, this top floor flat represents a rare opportunity to rent a sophisticated, contemporary home just 22 minutes away by train from London Kings Cross.



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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 CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		

Kitchen/living room
 15'11" x 12'6" (4.87m x 3.82m)

Shower room

Bedroom
 12'6" x 9'4" (3.82m x 2.87m)



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