

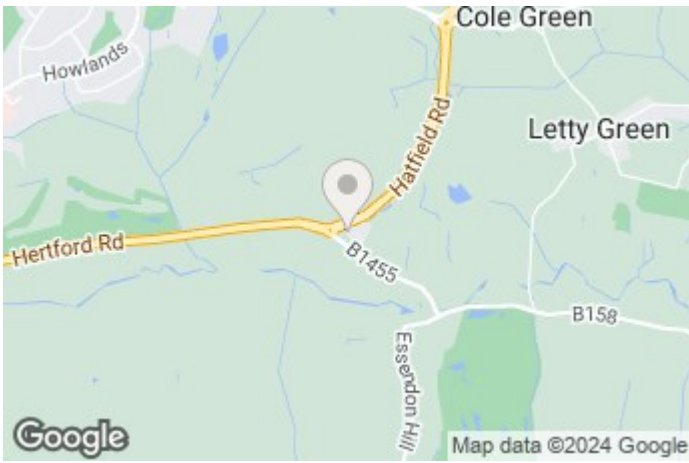


## 8 Holwell Court Holwell, Hatfield, Hertfordshire, AL9 5RL

We are delighted to offer for LET this rarely available UNFURNISHED two bedroom top floor apartment forming part of a Grade II listed Manor House. This apartment has been tastefully refurbished throughout and is to the highest standard. Features include generous sized bedrooms, lounge, and a superb kitchen with a fitted quooker tap. There is plenty of storage and great use of space with designer and bespoke window seating and a modern bathroom with underfloor heating to the end of a good sized hallway. The property has stunning views from all rooms which will be appreciated with a viewing, as well as benefitting externally from a beautiful communal parking area and private parking space.

Hertford, Essendon, Welwyn Garden City are all within a short drive offering good transport links, schooling and shopping facilities. Please call Lanes Estate agents to arrange at your earliest convenience.

# £1,600 PCM



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>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
	(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

