



Merrifield Court, Welwyn Garden City AL7 4SG

welcome to

Merrifield Court, Welwyn Garden City

An excellent opportunity to purchase this two-bedroom ground floor apartment, ideally situated within the highly sought-after Merrifield Court development in Welwyn Garden City. The property offers spacious and practical accommodation throughout, comprising a welcoming entrance hall, a bright and airy lounge with French doors, a fully fitted kitchen with integrated oven, two well-proportioned bedrooms, and a family bathroom.

Further benefits include allocated parking, electric heating, double glazing, and access to attractive communal gardens, providing pleasant outdoor space for residents to enjoy. Conveniently located within walking distance of Welwyn Garden City town centre and mainline railway station, the property offers excellent transport links into London, making it ideal for commuters. A wide range of local amenities, including shops, restaurants, leisure facilities, and supermarkets, are all within easy reach. This property would make an ideal purchase for first-time buyers, downsizers, or investors alike.



Entrance Hall

Storage cupboard, laminate flooring.

Lounge

Double glazed window, French doors, wooden flooring, radiator x 2.

Kitchen

Double glazed window, laminate flooring, wall and base units, integrated cooker/hob, space for appliances, sink/drainage, part tiled.

Bedroom One

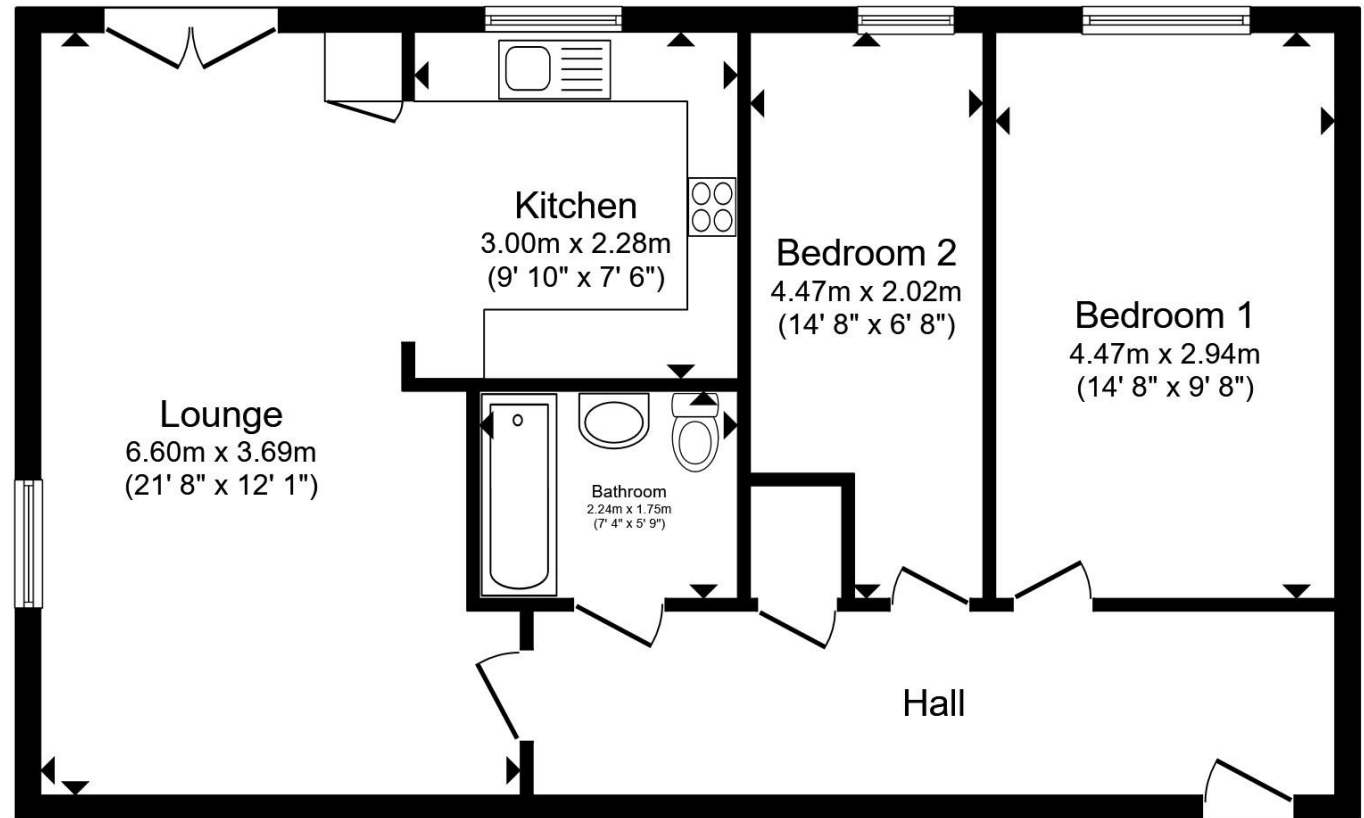
Double glazed window, carpet, radiator.

Bedroom Two

Double glazed window, carpet, radiator.

Bathroom

Laminate flooring, part tiled, bath with shower over, W/C, wash hand basin.



Total floor area 73.8 m² (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io


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Merrifield Court, Welwyn Garden City

- Two Bedroom Apartment
- Ground Floor
- Communal Gardens
- Allocated Parking
- Close to Local Amenities

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2601.48
Ground Rent: 459.00

offers in excess of

£250,000



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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
WGN109816 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.


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Please note the marker reflects the
postcode not the actual property