



Merrifield Court, WELWYN GARDEN CITY AL7 4SH

welcome to

Merrifield Court, WELWYN GARDEN CITY

Located within the sought-after Merrifield Court development, this attractive first-floor apartment presents an excellent opportunity to acquire a spacious two-bedroom home in the heart of Welwyn Garden City. The layout has been designed with everyday living in mind, featuring a bright lounge/diner with Juliet balcony, a fitted kitchen, two well-proportioned bedrooms, and a bathroom, all accessed from a central entrance hall.

Residents benefit from allocated parking, communal gardens, double glazing, and electric heating. The development enjoys a convenient position close to the town centre, offering easy access to a variety of shopping, dining, and leisure amenities, while the nearby mainline station provides excellent connections into London. Whether you're taking your first step onto the property ladder, looking for a low-maintenance home, or seeking a buy-to-let investment, this apartment offers broad appeal in a well-connected location.



Entrance Hall

Laminate wood flooring, storage cupboard x 2.

Lounge/Diner

Double glazed window, doors to Juliet balcony, wooden flooring, electric radiator.

Kitchen

Tiled flooring, electric oven, induction hob, sink/drain, extractor fan, wall and base units.

Bedroom One

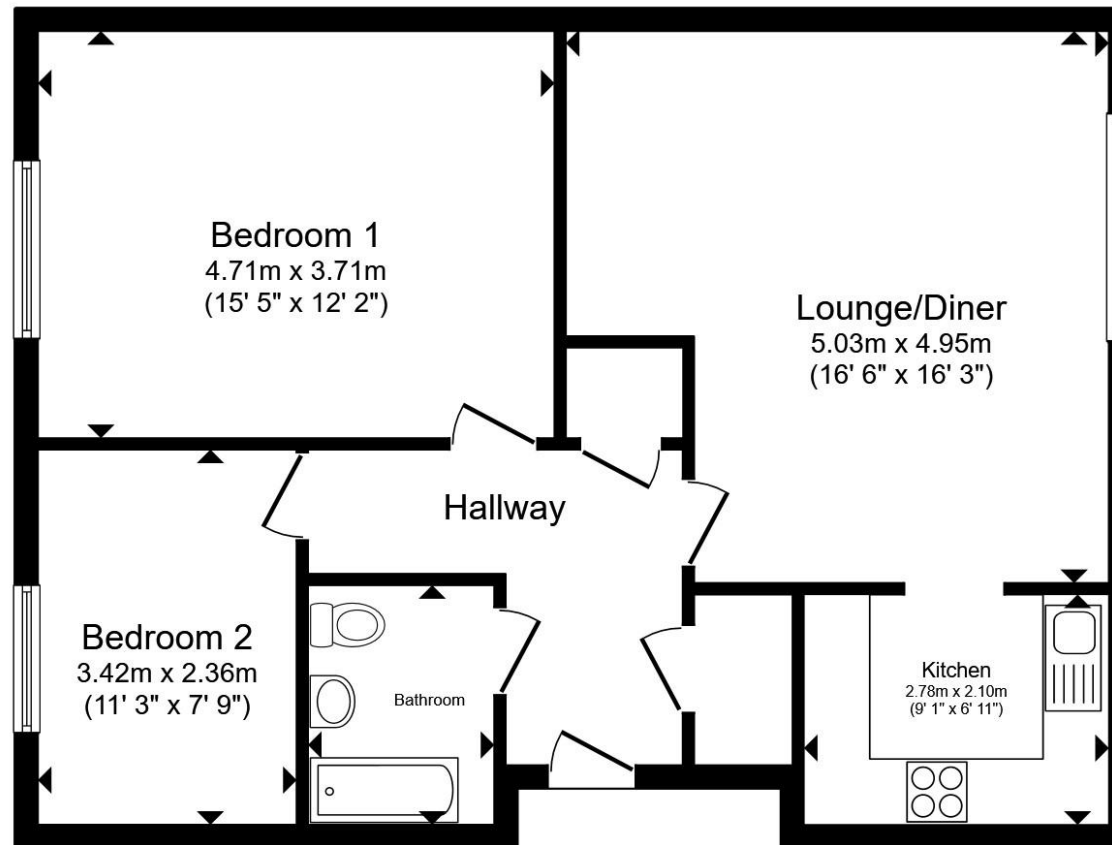
Double glazed window to front, carpet, electric radiator.

Bedroom Two

Double glazed window to front, carpet, electric radiator.

Bathroom

Tiled flooring, bath, wash hand basin, W/C, shower, heated towel rail.



floor plan

Total floor area 69.1 m² (743 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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- Two Bedroom Apartment
- First Floor
- Communal Gardens
- Allocated Parking
- Close to Local Amenities

Tenure: Leasehold EPC Rating: B
Council Tax Band: C Service Charge: 2632.00
Ground Rent: 424.00

offers in excess of
£250,000



Please note the marker reflects the
postcode not the actual property

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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:
WGN108453 - 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.

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