

FOR SALE



Merrifield Court, Welwyn Garden City

Two Bedrooms, Two Bathroom Apartment

GUIDE PRICE £260,000





**Merrifield Court, Welwyn
Garden City
Two Bedrooms, Two Bathrooms
GUIDE PRICE £260,000**

- Two Bedroomed First Floor Apartment
- Ensuite to Master Bedroom
- Allocated Parking
- Walking distance to Town Centre, Train Station and local amenities
- Entry-phone system

SUMMARY

This bright and **SPACIOUS** first floor apartment is situated on this popular development on the south side of Welwyn Garden City, approximately 1.3 miles from the **TOWN CENTRE** and **TRAIN STATION**. The property includes a large open-plan lounge/diner/kitchen area, two good size double bedrooms, one with ensuite, main bathroom and plenty of storage space. The lounge has French doors with pleasant views of the communal gardens. In addition to the gardens there is an allocated **PARKING SPACE** and a children's play area. Welwyn Garden City Town Centre features good shopping facilities including John Lewis, Waitrose, Sainsburys and The Howard Centre. The Train Station offers a regular service to London Kings Cross within approximately 30 minutes. Additionally, there is easy access nearby to major road links. Viewing is **HIGHLY RECOMMENDED** on this bright and spacious property.



ENTRANCE HALL

Laminate floor, entry-phone system, radiator, two large storage cupboards (one housing hot water tank), ceiling light.

OPEN PLAN LOUNGE/DINER 17' 6" x 11' 5" (5.33m x 3.48m)

Laminate floor, radiator, double-glazed French doors to Juliet balcony, double-glazed window, two ceiling lights.



KITCHEN 8' 4" x 7' 2" (2.54m x 2.18m)

The kitchen area features a vinyl floor, a selection of wood effect wall and base units with laminate work surfaces, part-tiled walls, stainless steel sink with mixer tap, integrated oven and electric hob with extractor hood over, space for fridge-freezer, washing machine and dishwasher, ceiling lights.

BEDROOM ONE 11' 5" x 11' 3" (3.48m x 3.43m)

Laminate floor, radiator, double-glazed window to front aspect, ceiling light. Door leading to;

ENSUITE

Vinyl floor, double-glazed window to front aspect, white low-level flush WC, white pedestal sink with mixer tap, walk-in shower cubicle with electric shower, shaving point, wall heater, extractor fan, ceiling light.

BEDROOM TWO 11' 7" x 10' 1" (3.53m x 3.07m)

Laminate door, radiator, double-glazed window to rear aspect, ceiling light.

BATHROOM

Vinyl floor, white bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal sink, low-level flush WC, shaving point, wall heater, extractor fan and ceiling light.

OUTSIDE SPACE

Allocated parking space, communal gardens, playground.

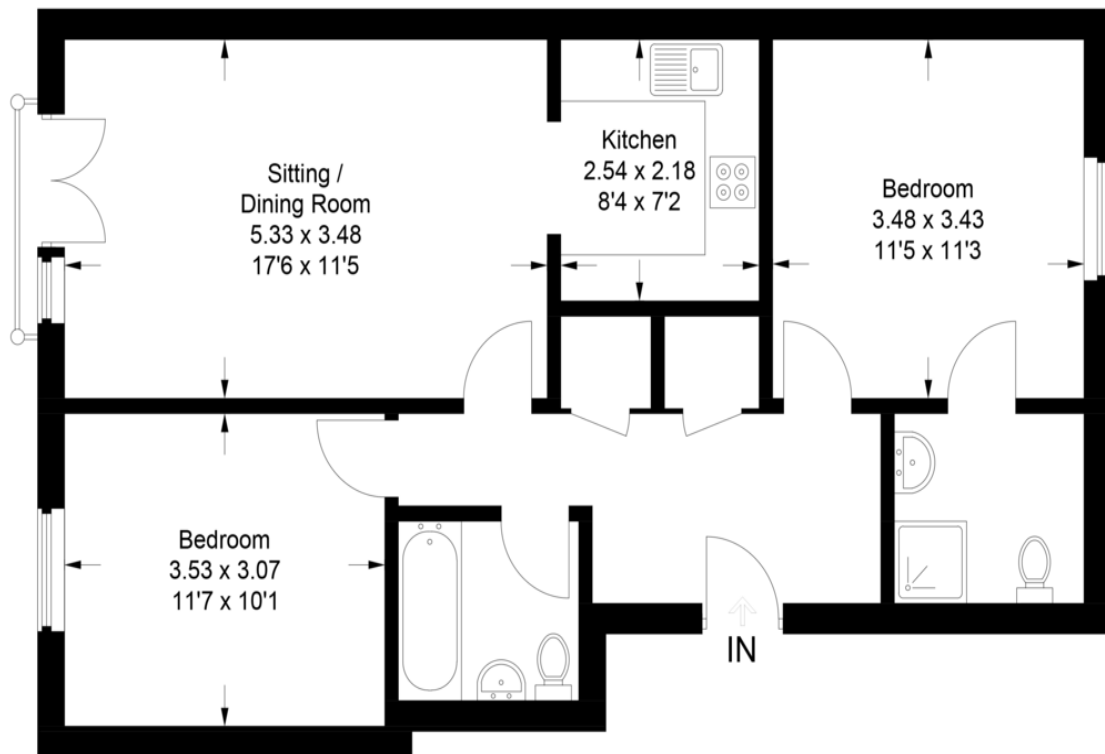




Energy Efficiency Rating

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 80 C | 82 B |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

Approximate Gross Internal Area = 68.8 sq m / 740 sq ft



First Floor

The plan is a guide only and is not intended to be used as a legal document. All dimensions and shapes are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ
T: 01707 334576 • E: welwyn@martinco.com

01707 334576

<http://welwyn.martinco.com>



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