

FOR SALE



Merrifield Court, Welwyn Garden City

Asking Price of £245,000

MARTIN&CO



Merrifield Court, Welwyn Garden City

Two Bedrooms, One Bathroom

Asking Price of £245,000

- **CHAIN FREE!!**
- Two Bedroom second floor Apartment
- Convenient location close to Town Centre and Train Station
- Allocated Parking plus visitor parking
- Local amenities situated nearby

SUMMARY

CHAIN FREE!! This two-bedroom second floor Apartment with allocated parking is located on the popular '**Merrifield Court**' development in Welwyn Garden City. The Apartment is situated within walking distance of local amenities, Welwyn Garden City Town Centre, and the mainline Train Station with fast links into central London. WGC Town Centre hosts a variety of restaurants, including Megans, Cote, and Misya, together with various other eateries and shops. There are links to the A1(M) & A414 within easy reach of the Development. The property comprises of entrance hall, spacious living room with French doors leading to a Juliet balcony, fully fitted kitchen, two bedrooms, and bathroom.



Further benefits include electric heating, double glazing, allocated parking, and communal gardens. This property would be ideal for a first time buyer or investor! Viewing is **highly recommended!!**

ENTRANCE HALL

Composite front door, carpet, entry-phone system, storage cupboard housing hot water tank, radiator, smoke alarm, ceiling light.

LOUNGE/DINER

Carpet, two radiators, double-glazed doors to front aspect with Juliet balcony, double-glazed window to side aspect, storage cupboard housing meters, two ceiling lights.

KITCHEN
Vinyl floor, a range of wall and base beech effect kitchen units, laminate work surfaces, silver stainless steel sink with mixer tap, integrated electric oven and hob with extractor hood over, space for washing machine, dishwasher and fridge-freezer, part-tiled walls, double-glazed window to front aspect, ceiling

BEDROOM ONE

Carpet, radiator, double-glazed window to front aspect, ceiling light.

BEDROOM TWO

Carpet, radiator, double-glazed window to front aspect, ceiling light.



BATHROOM

Vinyl floor, white bathroom suite comprising panel enclosed bath with silver mixer tap, electric shower and shower screen, white pedestal sink with silver mixer tap, white low-level WC, part-tiled walls, extractor fan, wall heater, ceiling light.

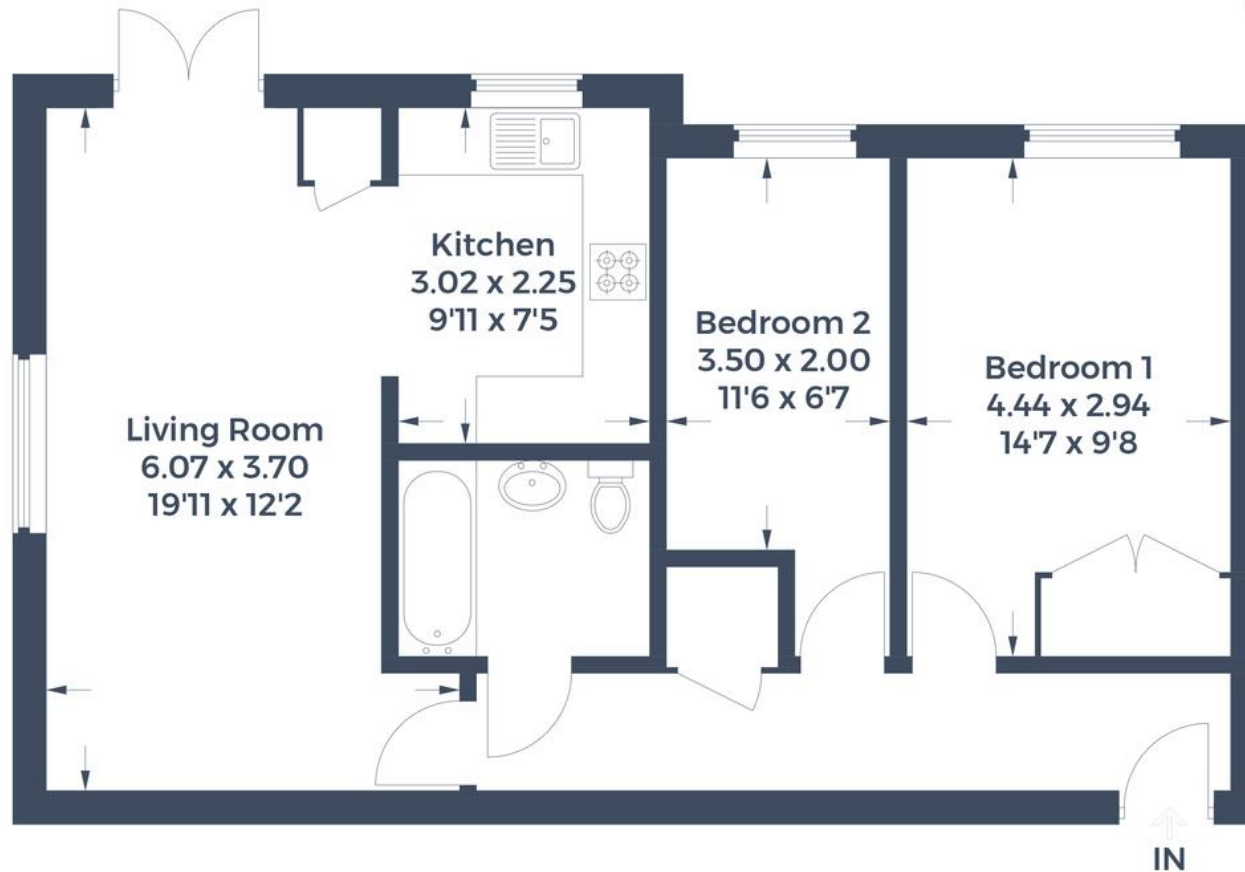
OUTSIDE SPACE

Allocated parking space, visitor parking, communal gardens, Childrens playground area.

LEASE 131 Years remaining
SERVICE CHARGE £1836.49 PA
GROUND RENT £300.00 PA

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area
62.7 sq m / 675 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings 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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