



107 Merrifield Court, Welwyn Garden City, AL7 4SH

£265,000

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

107 Merrifield Court, Welwyn Garden City, AL7 4SH

Welcome to Merrifield Court, a charming apartment located in the heart of Welwyn Garden City. This delightful property boasts a spacious reception room, two cosy bedrooms, and two bathrooms, making it the perfect home for a small family or professionals looking for a comfortable living space. Built in 2005, this first-floor apartment offers a generous 708 sq ft of living space, providing ample room for relaxation and entertainment. The living room features a lovely Juliette balcony providing fresh air and light. One of the highlights of this apartment is the allocated parking space, ensuring convenience for residents with vehicles. Additionally, the communal play park is a great space for children to play and socialise with neighbours, adding to the sense of community within the area. Situated just a 20-minute walk from the town centre and station, Merrifield Court offers the perfect blend of tranquillity and accessibility. Whether you're looking to explore the local shops and restaurants or commute to work, this location provides the best of both worlds. Don't miss out on the opportunity to make this lovely apartment your new home. Contact us today to arrange a viewing and experience the charm of Merrifield Court for yourself.

Hall

Living/dining room 20'0" x 9'10" (6.1m x 3.0m)

Kitchen 8'10" x 7'2" (2.7m x 2.2m)

Bedroom 1 11'1" to wardrobes x 10'9" (3.4m to wardrobes x 3.3m)

En-suite shower room

Bedroom 2 13'1" x 6'6" (4m x 2m)

Bathroom 7'6" x 5'10" (2.3m x 1.8m)

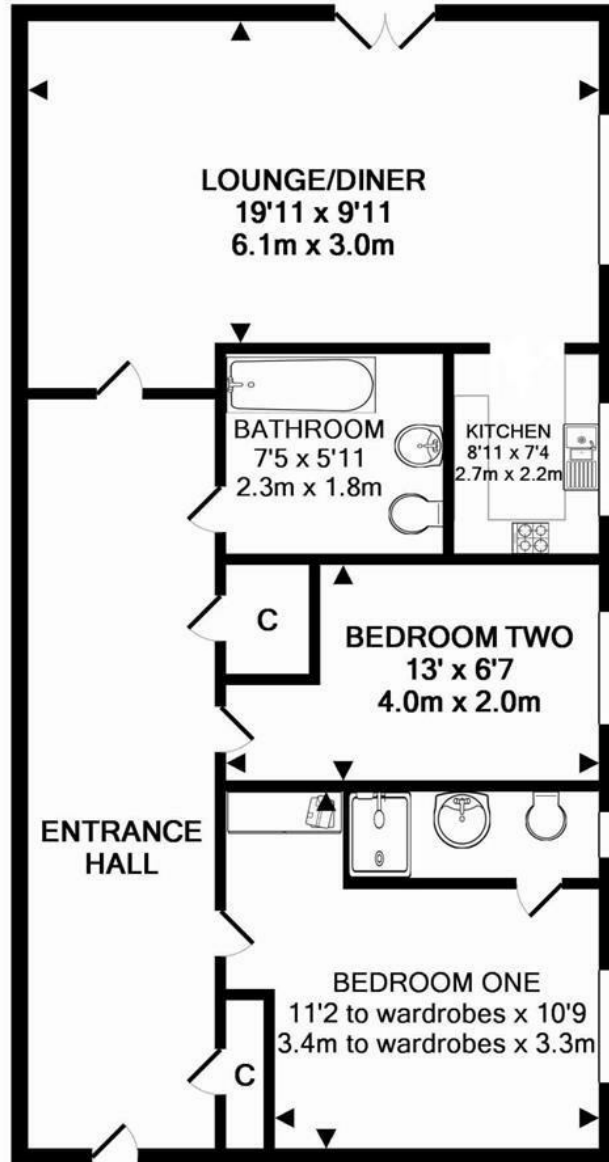
Council tax band C - £1,941.47 for 2024-25



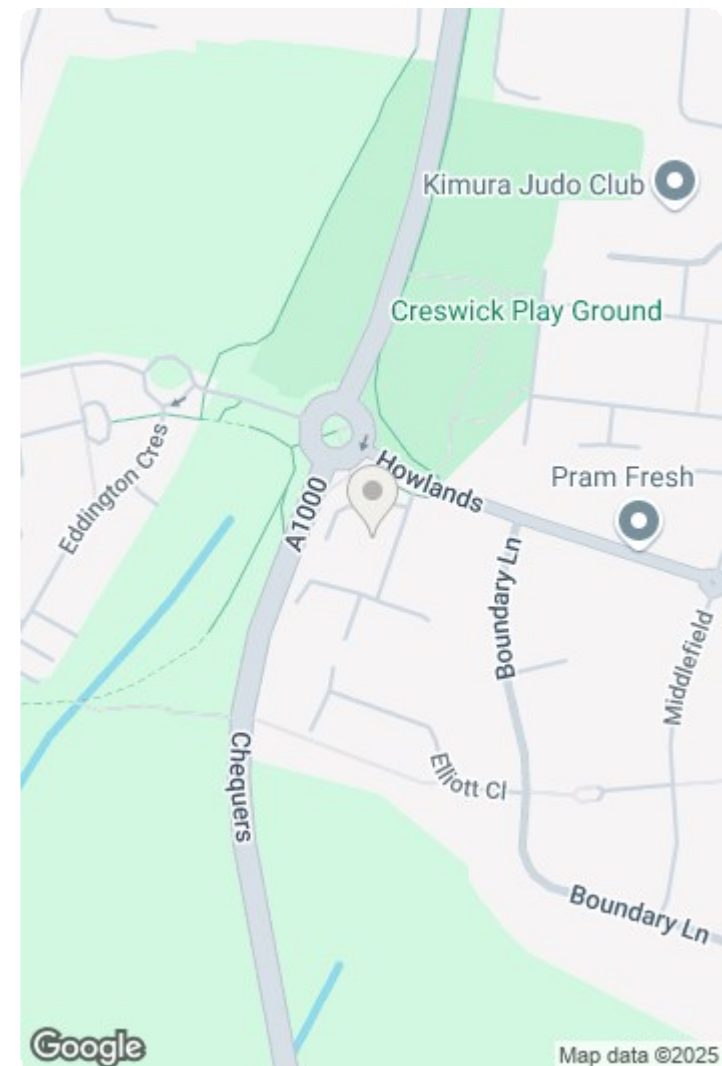
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Company incorporated in England No. 4713968
VAT No. 745 8368 91





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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