



17 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SG

Offers in excess of £290,000

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

17 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SG

Welcome to this delightful first-floor apartment located in the sought-after Merrifield Court, Welwyn Garden City. This charming property boasts two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a comfortable living space. With two well-appointed bathrooms, convenience and privacy are assured. The apartment features a welcoming reception room, perfect for relaxation or entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere. The communal garden and playground provide an excellent outdoor area for leisure and recreation, making it a wonderful spot for families or those who enjoy spending time outdoors. Situated just a 20-minute walk from the vibrant town centre and the mainline station, this property offers easy access to a variety of shops, restaurants, and transport links, ensuring that you are well-connected to the surrounding areas. The chain-free status of this apartment adds to its appeal, allowing for a smooth and straightforward purchasing process. This property presents a fantastic opportunity for anyone looking to settle in a friendly community with excellent amenities nearby. Don't miss the chance to make this lovely apartment your new home in Welwyn Garden City.

Living room 18'4" x 11'1" (5.6m x 3.4m)

Kitchen 8'2" x 7'2" (2.5m x 2.2m)

Bedroom 1 11'5" x 11'1" (3.5m x 3.4m)

En-suite 7'2" x 5'10" (2.2m x 1.8m)

Bedroom 2 12'1" x 9'10" (3.7m x 3.0m)

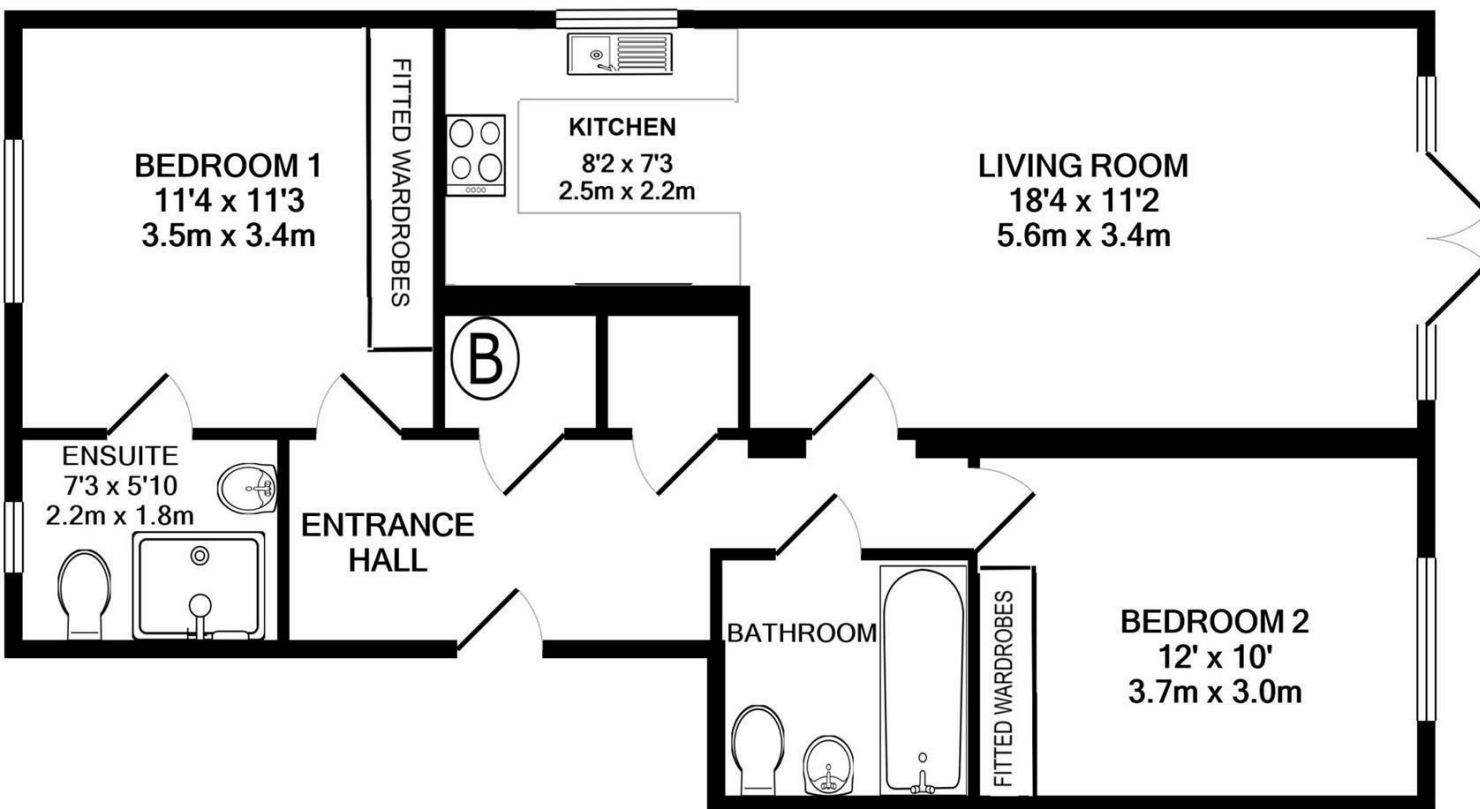
Bathroom



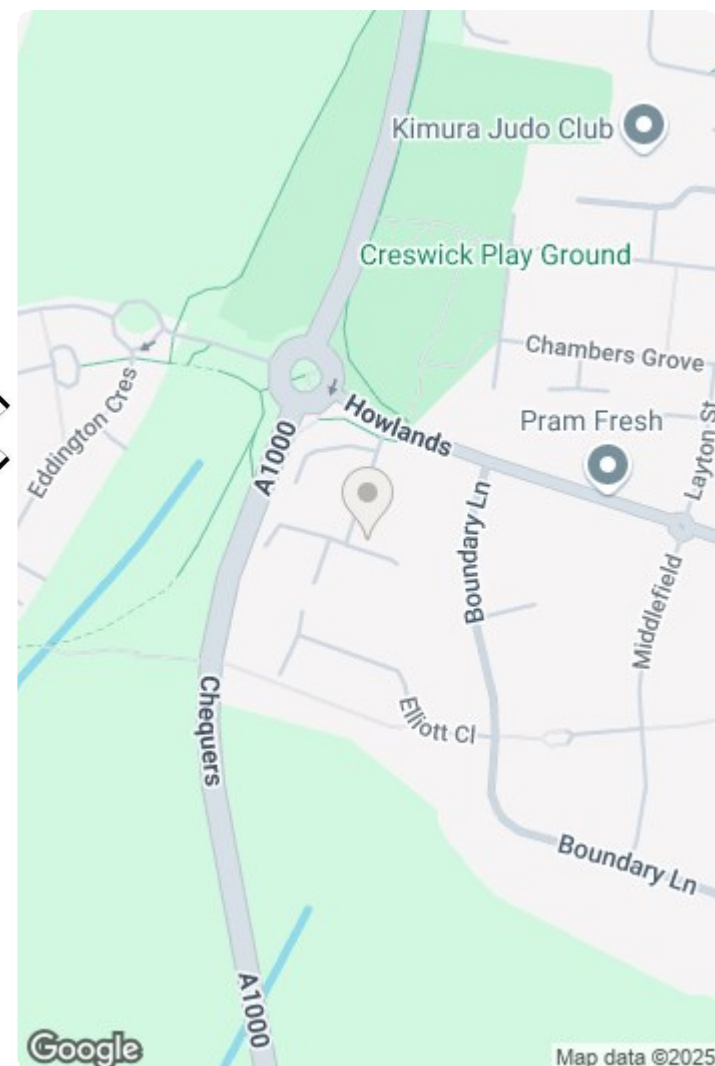
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Company incorporated in England No. 4713968
VAT No. 745 8368 91





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)



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		
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