

Merrifield Court,
Welwyn Garden City,
Hertfordshire, AL7

 2 Double Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 1 Allocated Parking Space

 Communal Gardens

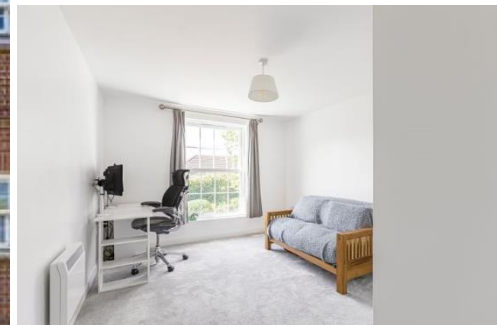
 EPC Band C

Council Tax
Band: C – £2,037.07 (2025-2026)

Leasehold: From 01/03/2005 - 130
years remaining.
Ground Rent: £300 pa
Service Charge: £2748 pa

Guide Price
£297,500 Leasehold

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A superb two bedroom, two bathroom first floor apartment with beautifully presented and spacious accommodation, allocated parking and well kept communal gardens.

Description

A particularly good sized first floor apartment benefiting from an entry phone system, electric heating and sash double glazed windows.

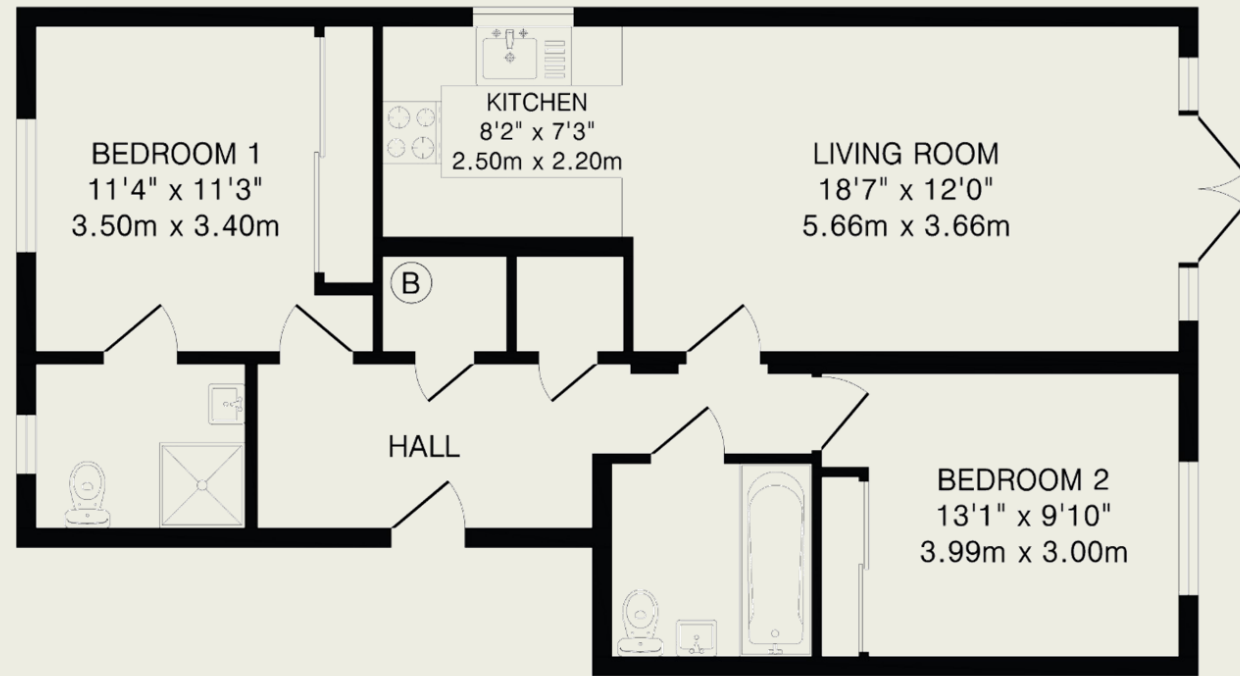
The bright and spacious accommodation includes a large, welcoming hallway with a tall built-in cupboard for storage. The generous open-plan kitchen/ living room boasts a delightful Juliet balcony overlooking an attractive, secluded communal lawn.

Both double bedrooms are fitted with extensive built-in wardrobes and the principal bedroom has the additional benefit of a large, smart en-suite shower room. The bathroom is fitted with a modern white suite.

There are particularly well kept communal gardens and one allocated parking space.

Location

Merrifield Court is a particularly popular development situated on the southern outskirts of Welwyn Garden City, approximately a mile and a half from the town centre's amenities, which include John Lewis and the Howard Shopping Centre and mainline rail services to London.



First Floor

TOTAL FLOOR AREA: 723 sq.ft.(67.2 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

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