

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  
£290,000 Leasehold

 **ashtons**  
for life's great moves



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.

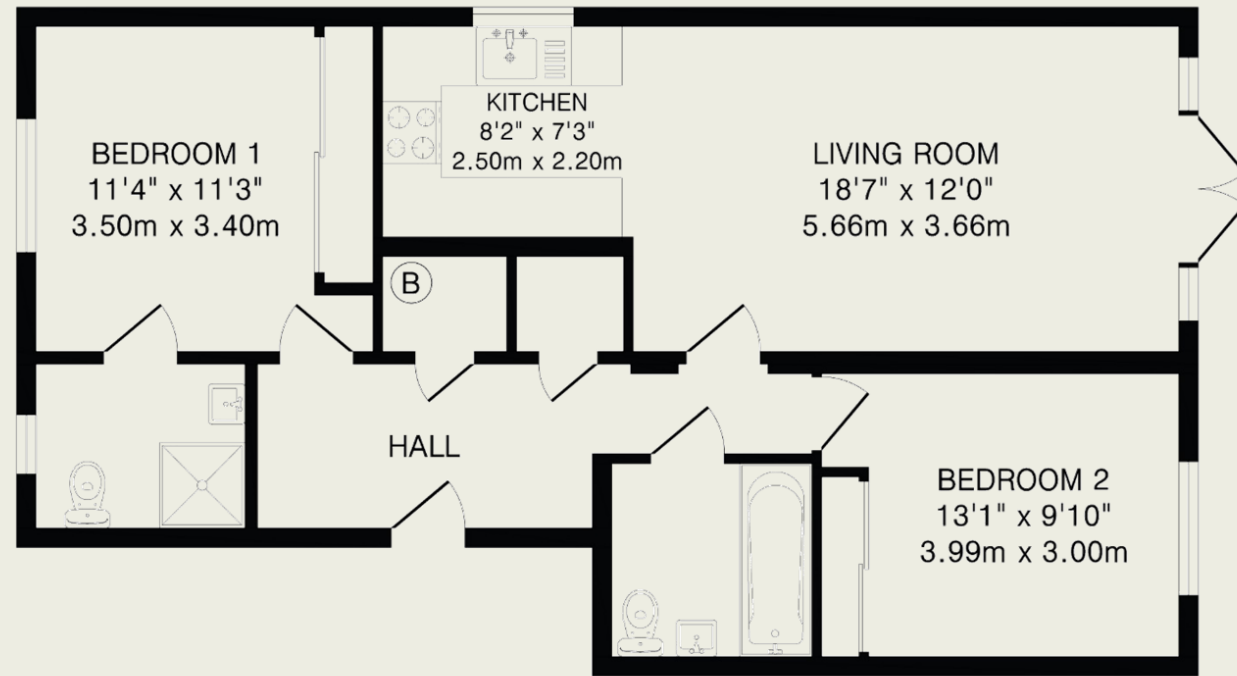
The bright and spacious accommodation includes a large, welcoming hallway with a tall built-in cupboard for storage. The generous open-plan kitchen/ living room boasts a delightful Juliet balcony overlooking an attractive, secluded communal lawn.

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

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.