



**Merrifield Court, Welwyn Garden City AL7 4SH**

**welcome to**

## **Merrifield Court, Welwyn Garden City**

Offered to the market CHAIN FREE this generous one bedroom top floor apartment is ideally situated just a short distance away from Welwyn Garden City town centre and mainline train station with quick links to London. Boasting allocated parking, secure bike store and beautiful communal gardens, this great property is the perfect commuter home or investment. Internally the property comprises of entrance hall, spacious living and dining room with an abundance of natural light, fitted kitchen, spacious bedroom & fitted bathroom. Residing in the popular Merrifield Court development near to local green spaces, the property also offers easy access to Hollybush shops, Hatfield train station and commuter links via the A414 & A1(M).



### Entrance Hall

Laminate flooring, storage cupboard, Eco 10 heater, door to front.

### Lounge/ Diner

18' 1" x 10' 3" ( 5.51m x 3.12m )

Laminate flooring, TV point, Eco 10 heater, double glazed windows.

### Kitchen

7' 4" x 8' ( 2.24m x 2.44m )

Fitted wall and base units, two bowl sink/drain, integrated electric oven and hob, tiled splash back, lino flooring.

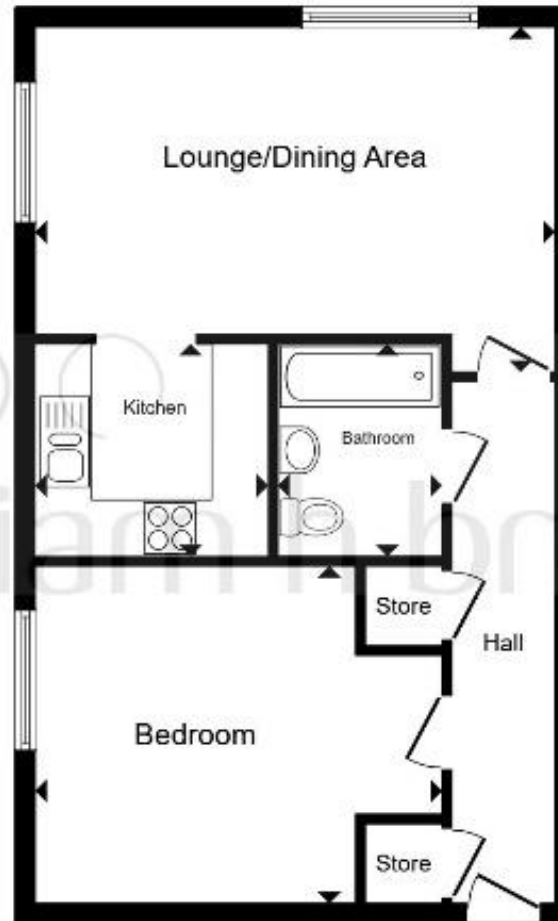
### Bedroom One

11' 7" x 14' 2" ( 3.53m x 4.32m )

Laminate flooring, electric heater, double glazed window,

### Bathroom

Shower over bath with mixer taps, W/C, tiled flooring, heated towel rail, extractor fan, wash hand basin, vanity unit.



Total floor area 51.5 sq.m. (555 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

Plan produced for William H Brown. Powered by [www.focalagent.com](http://www.focalagent.com)



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## Merrifield Court, Welwyn Garden City

- Ample Living Space
- One Bedroom
- CHAIN FREE
- Allocated Parking
- Communal Gardens
- IDEAL FOR FIRST TIME BUYER
- Easy Access to Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

Offers in excess of

**£220,000**



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/WGN108406](https://www.williamhbrown.co.uk/Property/WGN108406)

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108406 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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