



Merrifield Court, WELWYN GARDEN CITY AL7 4SG



welcome to

Merrifield Court, WELWYN GARDEN CITY

This CHAIN FREE two bedroom ground floor apartment with allocated parking is located in the very sought after 'Merrifield Court' development in Welwyn Garden City. Ideally situated within walking distance to local amenities, Welwyn Garden City town centre and main line station with great links into London. The property comprises of entrance hall, spacious living room with French doors leading to a private patio and the communal gardens, fully fitted kitchen with integrated oven, large master bedroom with en-suite, second bedroom and family bathroom. Further benefits include electric heating, double glazing and communal gardens. The property is ideal for first time buyers or investment buyers.



Entrance Hall

Laminate flooring, entry phone, heater, storage cupboard, boiler cupboard.

Lounge

19' 9" x 9' 8" + door recess (6.02m x 2.95m + door recess)
Double glazed window to front, patio doors to side, laminate flooring, electric fireplace.

Kitchen

7' 4" x 9' 2" (2.24m x 2.79m)
Double glazed window to front, tiled flooring, sink/drainers, spotlights, splash back, integrated dishwasher/oven/electric hob/extractor, space for washing machine/fridge freezer.

Bedroom One

13' 9" max x 10' 9" max (4.19m max x 3.28m max)
Double glazed window to front, carpet, built in wardrobe.

En-Suite

Double glazed window to front, tiled flooring, shower cubicle, spotlights, shaver point, heater, wash hand basin, W/C.

Bedroom Two

10' 8" x 6' 5" + alcove (3.25m x 1.96m + alcove)
Double glazed window to front, carpet, heater, wardrobe.

Bathroom

Tiled flooring, part tiled walls, heater, wash hand basin, W/C, extractor, towel rail, shower over bath, shaver point.



Total floor area 68.1 m² (733 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). Powered by www.focalagent.com



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Merrifield Court, WELWYN GARDEN CITY

- CHAIN FREE
- Two Bedrooms
- Ground Floor
- En-Suite & Family Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C



£280,000



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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:
WGN108643 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Please note the marker reflects the postcode not the actual property


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