



Merrifield Court, Welwyn Garden City AL7 4SH

welcome to

Merrifield Court, Welwyn Garden City

A beautiful CHAIN FREE two bedroom second floor apartment with allocated parking 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 to a Juliet balcony, fully fitted kitchen with integrated Bosch oven, two bedrooms and bathroom suite. Further benefits include electric heating, double glazing, allocated parking and communal gardens. The property is offered for sale in immaculate decorative condition and ideal for first time buyers or investment buyers.

*** The service charge is inclusive of water rates & buildings insurance ***



Lounge

20' 4" x 9' 10" (6.20m x 3.00m)

Double glazed window to front, French doors to Juliet balcony, built in cupboard, spotlights, electric heaters x 2.

Kitchen

9' 10" x 7' 4" (3.00m x 2.24m)

Double glazed window to side, wall and base units, electric hob, integrated electric Bosch oven, space for fridge freezer, sink, tiled floor and walls, extractor.

Bedroom One

15' 2" x 9' 7" (4.62m x 2.92m)

Double glazed window to side, carpet, electric heater.

Bedroom Two

14' 7" From door recess x 6' 7" (4.45m From door recess x 2.01m)

Double glazed window to side, carpet, electric heater.



Total floor area 59.3 sq.m. (638 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Merrifield Court, Welwyn Garden City

- CHAIN FREE
- Two Bedrooms
- Allocated Parking
- Communal Gardens
- Juliet Balcony

Tenure: Leasehold EPC Rating: B

Offers in excess of
£240,000



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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:
WGN109013 - 0005

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.


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Please note the marker reflects the
postcode not the actual property