



**Mercury House Broadwater Road, WELWYN GARDEN CITY**  
**AL7 3FB**



**welcome to**

**Mercury House Broadwater Road, WELWYN GARDEN CITY**

This contemporary one bedroom upper floor apartment is offered to the market CHAIN FREE just a short walk away from Welwyn Garden City train station and town centre. This great property also benefits from allocated parking, balcony and communal roof terrace with stunning views across Welwyn Garden City. This luxurious development was built in 2019 with a 10 year NHBC warranty with 4 years remaining. Further benefits include open plan living, fitted appliances, a separate utility cupboard and communal lift.



### Living Room

10' 2" x 14' 2" ( 3.10m x 4.32m )

Laminate flooring, underfloor heating, integrated Sonos wi-fi speakers, double glazed windows to rear and side, access to south facing balcony.

### Kitchen/ Diner

6' 3" x 8' 7" ( 1.91m x 2.62m )

Integrated Siemens oven and hob with cooker hood, washing machine in utility cupboard, fridge freezer, microwave and dishwasher, double glazed window to rear and side.

### Bedroom

8' 5" x 12' 4" ( 2.57m x 3.76m )

Carpet, fitted wardrobes. TV point, double glazed window to rear.

### Bathroom

Spa shower cubicle, marble tiling, heated towel rail, wash hand basin, W/C.



Total floor area 40.6 sq.m. (437 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).

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## **Mercury House Broadwater Road, WELWYN GARDEN CITY**

- CHAIN FREE
- One Bedroom
- Beautifully Modern
- Balcony
- Close to Town Centre & Train Station

Tenure: Leasehold EPC Rating: C

offers in excess of

**£250,000**



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108696 - 0002

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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Please note the marker reflects the  
postcode not the actual property

  
william h brown



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