



**Connells**

Merrifield Court  
Welwyn Garden City



### Property Description

GUIDE PRICE £270,000 - £280,000

Situated within the sought after Merrifield Court development on the southern outskirts of Welwyn Garden City, this well presented and spacious ground floor apartment offers excellent accommodation with direct access to communal gardens.

The property features two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A second shower room is located next to the second bedroom, making this an ideal layout for families or guests.

The bright and generous living/dining room enjoys French doors opening onto a private patio area with communal lawn beyond. The modern fitted kitchen is equipped with integrated appliances and a range of smart storage units.



## Entrance Hall

Front door into apartment, two built in storage cupboards, one housing the hot water cylinder.

## Lounge

18' x 11' 6" ( 5.49m x 3.51m )

Double glazed door onto communal gardens, radiator.

## Kitchen

8' 4" x 7' 2" ( 2.54m x 2.18m )

Cupboards wall and base level, integrated dishwasher, washing machine, fridge-freezer. Induction hob with electric oven, tiled flooring, double glazed window.

## Bedroom One

11' 5" x 11' 1" Plus Bay ( 3.48m x 3.38m Plus Bay )

Double glazed bay window, electric radiator.

## En-Suite Shower

Enclosed shower, wash hand basin, Low level WC, electric storage heater, frosted double glazed window.

## Bedroom Two

10' 1" x 12' 9" ( 3.07m x 3.89m )

Double glazed window. Radiator

## Shower Room

Three piece suite comprising of enclosed shower unit, Low level WC, wash hand basin, electric storage heater. Heated towel rail.

## Leasehold Information

The Lease left on this property is 130 years

The Annual Ground Rent is £300

The Annual Service Charge is 2750.64 per annum









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](http://www.focalagent.com)

To view this property please contact Connells on

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: C Council Tax  
Band: C

Service Charge:  
2750.64

Ground Rent:  
300.00

Tenure: Leasehold

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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

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