



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



**welcome to**

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

This beautifully appointed top-floor one-bedroom apartment is offered to the market CHAIN FREE and ideally situated just a short stroll from Welwyn Garden City train station and the bustling town centre. Positioned within an exclusive modern development, this impressive home boasts a private balcony, allocated parking, and access to a stunning communal rooftop terrace showcasing panoramic views across Welwyn Garden City. Built in 2019 and benefiting from the remaining 3 years of a 10-year NHBC warranty, the property combines style, comfort, and peace of mind. Inside, you'll find open-plan living, high-quality fitted appliances, and the convenience of a communal lift, creating the perfect blend of luxury and practicality.



## Lounge/Kitchen/Diner

19' 6" x 9' 2" ( 5.94m x 2.79m )

Double glazed window, wooden flooring, door to balcony, integrated microwave, extractor fan, electric hob, electric oven, spotlights.

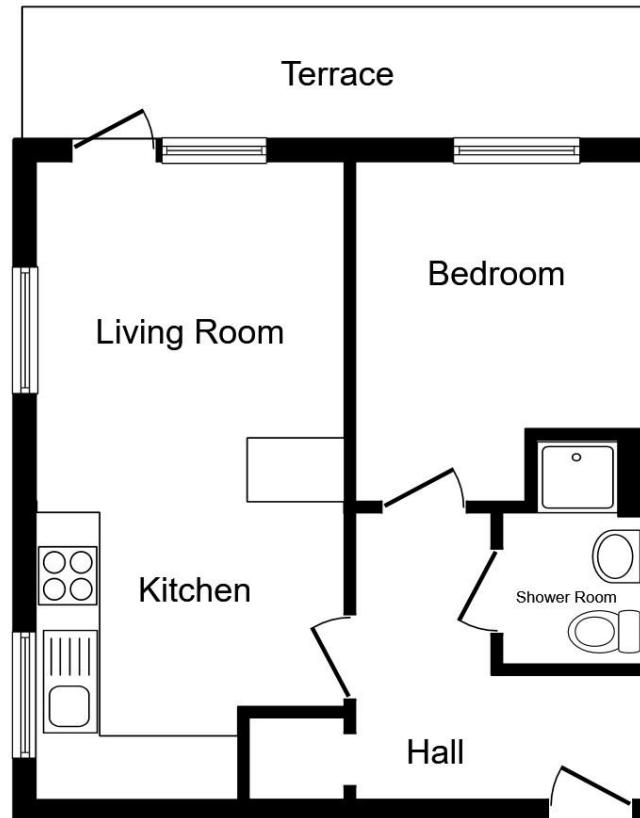
## Bedroom

10' 7" x 9' 3" ( 3.23m x 2.82m )

Double glazed window, carpet, built in wardrobe.

## Shower Room

Tiled flooring, shower cubicle, wash hand basin, W/C, heated towel rail.



**Floor Plan**

Total floor area 34.2 m<sup>2</sup> (368 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.propertybox.io](http://www.propertybox.io)



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## Mercury House Broadwater Road, WELWYN GARDEN CITY

- CHAIN FREE
- One Bedroom Apartment
- Resident Parking
- Close to Town Centre & Train Station
- Balcony

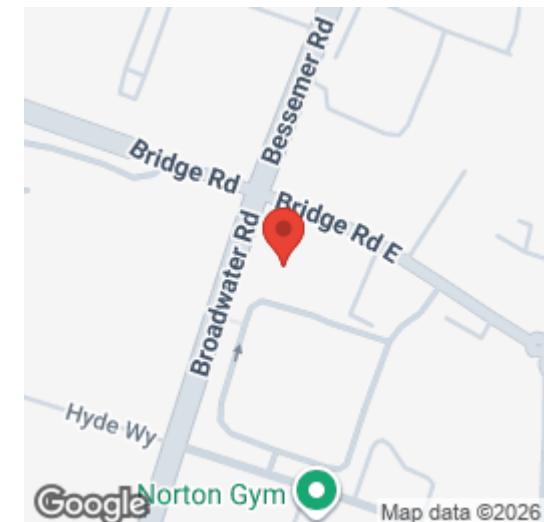
Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1032.00

Ground Rent: 150.00

guide price

**£240,000**



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This is a Leasehold property with details as follows; Term of Lease 150 years from 24 Jun 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

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.



Property Ref:  
WGN109562 - 0002

Please note the marker reflects the postcode not the actual property

 william h brown



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