



Connells

Mercury House Broadwater Road
Welwyn Garden City

Mercury House Broadwater Road Welwyn Garden City AL7 3FB

for sale guide price
£220,000



Property Description

GUIDE PRICE £220,000 - £230,000

Offered to the market chain free, this beautifully presented top-floor one-bedroom apartment forms part of a sought-after modern development, ideally located within walking distance of Welwyn Garden City town centre and the mainline railway station, providing excellent commuter links into London.

Constructed in 2019, the property offers contemporary accommodation finished to a high standard throughout. The bright and spacious open-plan living area creates the perfect space for both relaxing and entertaining, complemented by a stylish fitted kitchen featuring a range of integrated appliances. From the living area, doors open onto a private balcony, providing an ideal spot to enjoy your morning coffee or unwind after a busy day.

The well-proportioned double bedroom is served by a modern bathroom suite, while further benefits include allocated resident parking, a communal lift, and access to an impressive rooftop terrace with far-reaching views across Welwyn Garden City.

Providing both comfort and peace of mind, the apartment also benefits from the remainder of a 10-year NHBC warranty. This fantastic home would make an ideal first-time purchase, investment opportunity, or convenient lock-up-and-leave property for commuters.

Early viewing is highly recommended to fully appreciate everything this exceptional apartment has to offer.

Kitchen/Living Room

19' 7" x 9' 3" (5.97m x 2.82m)

Bedroom

10' 9" x 9' 4" (3.28m x 2.84m)

Shower Room

6' 10" x 4' 7" (2.08m x 1.40m)

Balcony

19' 5" x 3' 1" (5.92m x 0.94m)



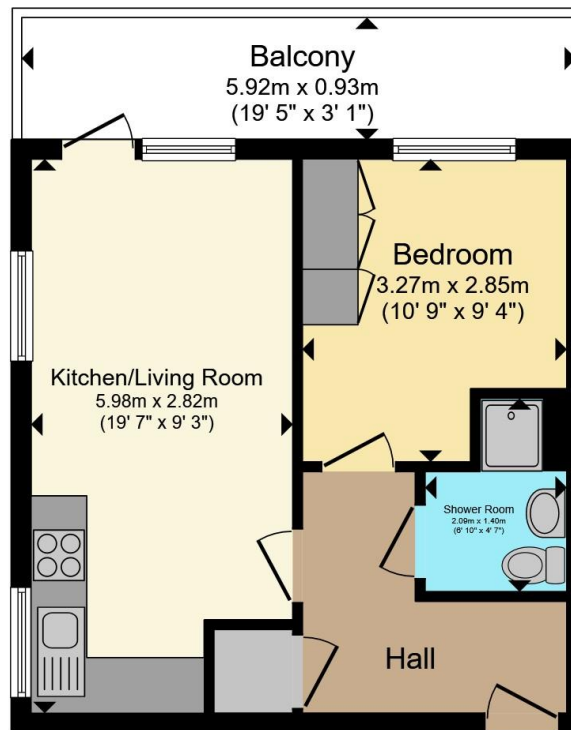
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 34.5 m² (371 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



To view this property please contact Connells on

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38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax
 Band: B

Service Charge:
 1032.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307821

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

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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, 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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