



Merrifield Court, Welwyn Garden City AL7 4SG

welcome to

Merrifield Court, Welwyn Garden City

A beautifully presented two-bedroom ground floor apartment with allocated parking, located in the highly sought-after Merrifield Court development in Welwyn Garden City. Ideally positioned within walking distance of local amenities, Welwyn Garden City town centre, and the mainline station offering excellent links into London, this property combines convenience with modern living. The apartment features a welcoming entrance hall leading to a spacious lounge/diner, complete with French doors opening onto a private patio and the well-maintained communal gardens. The fully fitted kitchen includes an integrated oven and offers ample storage and workspace. The accommodation comprises a generous master bedroom, a second bedroom, and a stylish bathroom suite. Further benefits include electric heating, double glazing, allocated parking, and access to attractive communal gardens. Presented in immaculate decorative condition, this property is perfect for first-time buyers or investors seeking a prime location and excellent transport connections.



Entrance Hall

Laminate flooring, built in storage cupboard, electric radiator.

Lounge/Diner

16' 6" x 16' 2" (5.03m x 4.93m)

Laminate flooring, electric radiator, space for dining table, TV point, French doors on to private patio and communal gardens.

Kitchen

9' x 6' 10" (2.74m x 2.08m)

Wall and base units, electric hob, integrated electric oven, extractor, space for washing machine & dishwasher, part tiled walls, tiled flooring, laminate work surfaces, 1.5 bowl sink, under cupboard lights.

Bedroom One

13' 11" x 12' 2" (4.24m x 3.71m)

Double glazed window to front, carpet, electric radiator, TV point.

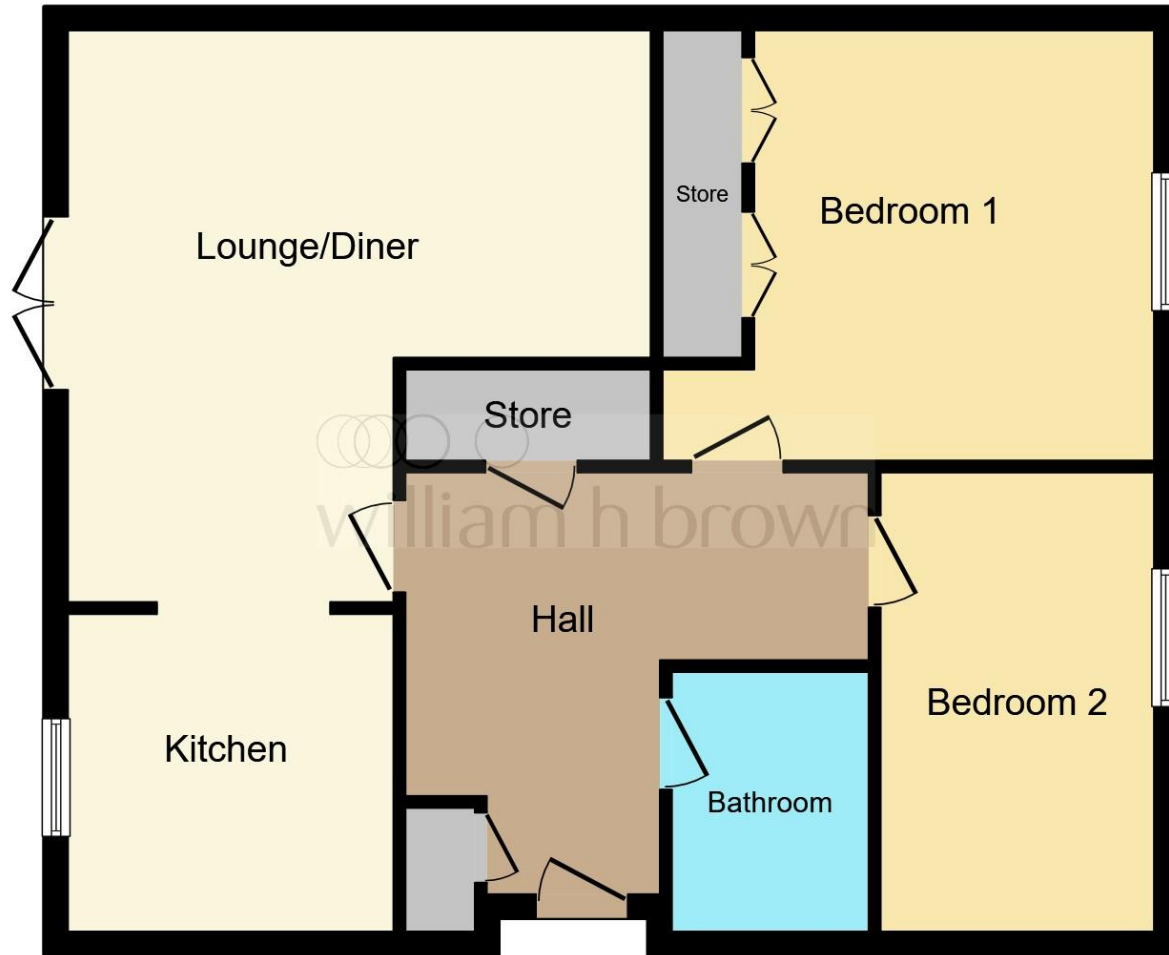
Bedroom Two

11' 3" x 7' 9" (3.43m x 2.36m)

Double glazed window to front, laminate flooring, electric radiator.

Bathroom

Tiled flooring, part tiled walls, W/C, shower over bath, wash hand basin.



Total floor area 72.2 m² (778 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.



check out more properties at williamhbrown.co.uk



welcome to

Merrifield Court, Welwyn Garden City

- Two Bedrooms
- Ground Floor
- Allocated Parking
- Communal Gardens
- Private Patio

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2601.48

Ground Rent: 300.00

offers in excess of

£250,000



check out more properties at williamhbrown.co.uk

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:
WGN109485 - 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.

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.

Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk