



**Mercury House Broadwater Road, Welwyn Garden City AL7 3FB**



**welcome to**

## **Mercury House Broadwater Road, Welwyn Garden City**

This luxurious one bedroom second floor apartment is located just a short walk away from Welwyn Garden City train station and town centre. This contemporary apartment comprises of entrance hall with TV screen phone system, modern kitchen/dining/living room with doors leading to balcony, spacious bedroom with fitted wardrobes and modern bathroom. Other benefits include allocated parking, utility cupboard, built in Sonos ceiling speakers, underfloor heating with thermostat control and communal roof terrace with fantastic views of Welwyn Garden City. Mercury House is located within a 5 minute walk to the train station, Shire Park Business Park and the town centre with its extensive amenities including John Lewis, Waitrose and The Howard Centre.



## Entrance Hall

Laminate flooring, storage, large utility cupboard.

## Kitchen/Living/Dining Room

26' x 9' ( 7.92m x 2.74m )

Laminate flooring, doors to balcony, Sonos speakers, TV point, underfloor heating, wall and base units, electric hob & oven.

## Bedroom

18' 1" x 8' 6" ( 5.51m x 2.59m )

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



Total floor area 48.5 m<sup>2</sup> (522 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.focalagent.com](http://www.focalagent.com)



**check out more properties at** [williamhbrown.co.uk](http://williamhbrown.co.uk)



**welcome to**

## **Mercury House Broadwater Road, Welwyn Garden City**

- Second Floor Apartment
- One Bedroom
- Allocated Parking
- Balcony
- Communal Rooftop Terrace

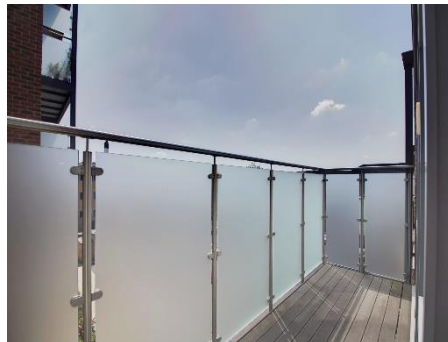
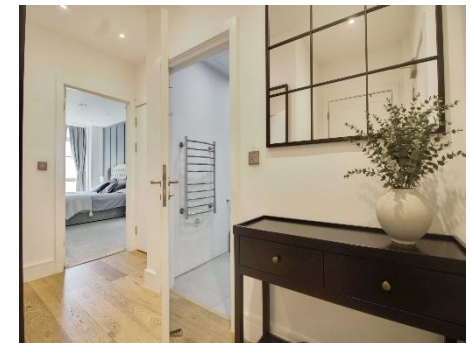
Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1516.96

Ground Rent: 150.00

offers in excess of

# **£250,000**



## **check out more properties at [williamhbrown.co.uk](http://williamhbrown.co.uk)**

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:  
WGN109214 - 0003

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](mailto:WelwynGardenCity@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**