

Mercury House Broadwater Road, Welwyn Garden City AL7 3FB

william h brown

welcome to

Mercury House Broadwater Road, Welwyn Garden City

This luxurious one-bedroom second-floor apartment enjoys an enviable location just a short walk from Welwyn Garden City town centre and mainline train station. Finished to a high contemporary standard throughout, the property is ideal for first-time buyers, professionals, or investors alike. The accommodation comprises an entrance hall with video entry phone system, a bright and spacious open-plan kitchen, dining and living area with doors opening onto a private balcony, a generous double bedroom with fitted wardrobes, and a stylish modern shower room. Further benefits include allocated parking, a utility cupboard, built-in Sonos ceiling speakers, and underfloor heating throughout with individual thermostat controls. Residents also enjoy access to a communal roof terrace, offering impressive views across Welwyn Garden City. Mercury House is superbly positioned within a five-minute walk of the train station, Shire Park Business Park, and the town centre, where a wide range of amenities can be found, including John Lewis, Waitrose, The Howard Centre, restaurants, and café culture. The property also benefits from excellent transport links into London and surrounding areas. A superb apartment combining modern living, convenience, and an outstanding central location.











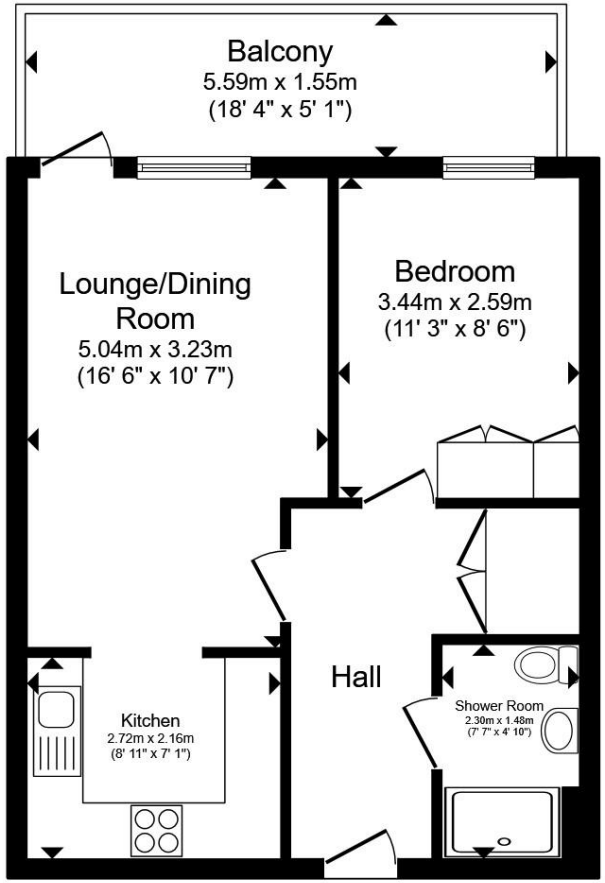


Lounge/Diner
Wooden flooring, door to balcony, spotlights, underfloor heating.

Kitchen
Wooden flooring, wall and base units, electric oven, air vent, sink/drainer, spotlights, integrated microwave/fridge/freezer/dishwasher, underfloor heating.

Bedroom
Double glazed window to front, carpet, spotlights, built in wardrobe.

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



Total floor area 43.2 m² (465 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

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- One Bedroom Apartment
- Second Floor
- Allocated Parking
- Balcony
- Three Years NHBC

Tenure: Leasehold EPC Rating: C
Council Tax Band: B Service Charge: 1300.00
Ground Rent: 150.00







guide price

£240,000









Please note the marker reflects the postcode not the actual property

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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.

The Property Ombudsman

Property Ref:
WGN110022 - 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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