



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



**welcome to**

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

This chain-free, elegant one-bedroom ground floor apartment enjoys a highly convenient position within easy walking distance of Welwyn Garden City railway station and the town centre. Stylishly finished with a modern, high-quality specification throughout, the property features a welcoming entrance hallway with video entry system and a bright open-plan living space incorporating a contemporary kitchen, dining, and seating area. Large doors lead out to a private balcony, creating an ideal spot to relax. The accommodation further includes a generous double bedroom complete with built-in wardrobes and a sleek, well-appointed bathroom. Practical touches include an allocated parking space, a utility cupboard, integrated Sonos ceiling speakers, and underfloor heating with individual climate controls in every room. Residents also benefit from access to a communal rooftop terrace, offering impressive views over Welwyn Garden City. Mercury House is perfectly placed just five minutes on foot from the station, Shire Park Business Park, and the town centre, where a broad selection of shops and amenities can be found, including John Lewis, Waitrose, and The Howard Centre.



### **Kitchen/Lounge**

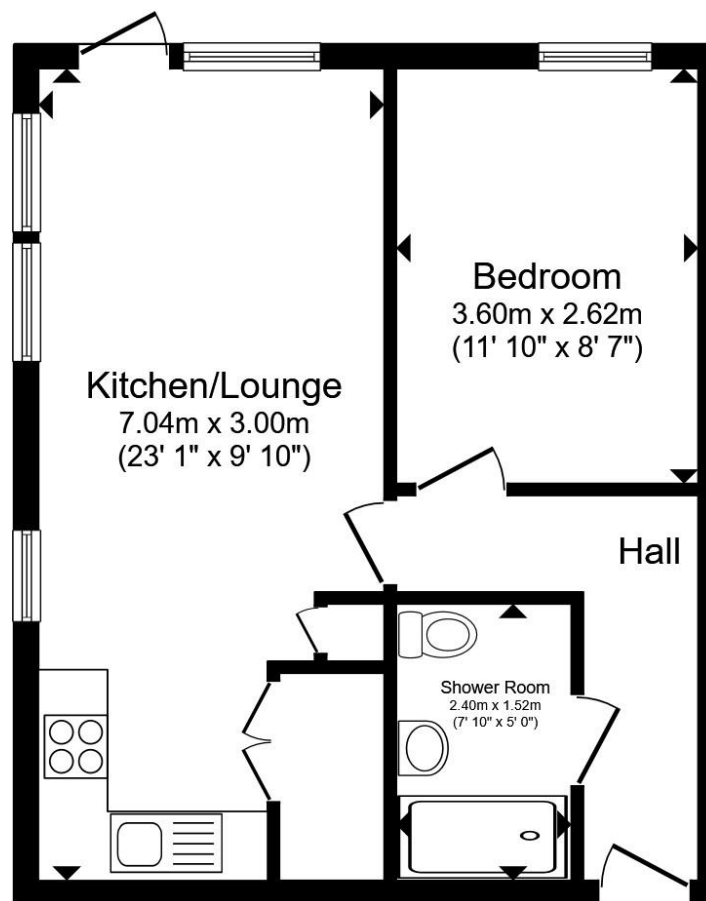
Double glazed windows, double glazed door, wooden flooring, wall and base units, sink/drain, integrated oven/hob/microwave, extractor fan.

### **Bedroom**

Double glazed window, carpet.

### **Shower Room**

Tiled, spotlights, W/C, wash hand basin, shower, spotlights.



Total floor area 40.3 m<sup>2</sup> (433 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
- Ground Floor Apartment
- One Bedroom
- Communal Roof Terrace
- Allocated Parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1032.00

Ground Rent: 150.00

offers in excess of

# £250,000



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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.



Property Ref:  
WGN109759 - 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

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**01707 324361**



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



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



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