



Connells

Merrifield Court
Welwyn Garden City

Merrifield Court Welwyn Garden City AL7 4SG

for sale guide price
£270,000



Property Description

GUIDE PRICE £270,000 - £280,000

Situated within the sought after Merrifield Court development on the southern outskirts of Welwyn Garden City, this well presented and spacious ground floor apartment offers excellent accommodation with direct access to communal gardens.

The property features two double bedrooms, with the main bedroom benefiting from fitted wardrobes and a modern en-suite shower room. A second shower room is located next to the second bedroom, making this an ideal layout for families or guests.

The bright and generous living/dining room enjoys French doors opening onto a private patio area with communal lawn beyond. The modern fitted kitchen is equipped with integrated appliances and a range of smart storage units.



Entrance Hall

Front door into apartment, two built in storage cupboards, one housing the hot water cylinder.

Lounge

18' x 11' 6" (5.49m x 3.51m)

Double glazed door onto communal gardens, radiator.

Kitchen

8' 4" x 7' 2" (2.54m x 2.18m)

Cupboards wall and base level, integrated dishwasher, washing machine, fridge-freezer. Induction hob with electric oven, tiled flooring, double glazed window.

Bedroom One

11' 5" x 11' 1" Plus Bay (3.48m x 3.38m Plus Bay)

Double glazed bay window, electric radiator.

En-Suite Shower

Enclosed shower, wash hand basin, Low level WC, electric storage heater, frosted double glazed window.

Bedroom Two

10' 1" x 12' 9" (3.07m x 3.89m)

Double glazed window. Radiator

Shower Room

Three piece suite comprising of enclosed shower unit, Low level WC, wash hand basin, electric storage heater. Heated towel rail.

Leasehold Information

The Lease left on this property is 130 years

The Annual Ground Rent is £300

The Annual Service Charge is 2750.64 per annum

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.









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

To view this property please contact Connells on

T 01707 322 903
E welwyngardencity@connells.co.uk

38 Wigmores North
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: C

Council Tax
 Band: C

Service Charge:
 2750.64

Ground Rent:
 300.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307371

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

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.



See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: WWY307371 - 0009