

Merrifield Court, Welwyn Garden City AL7 4SH

william h brown

welcome to

Merrifield Court, Welwyn Garden City

A beautifully presented two-bedroom apartment in the highly sought-after Merrifield Court, Welwyn Garden City. Perfectly positioned just moments from local amenities, reputable schools, and excellent transport links, this home combines convenience with contemporary style. The welcoming entrance hall, complete with generous storage, opens into a bright and spacious open-plan living and dining area. A Juliet balcony floods the room with natural light, creating an inviting space for relaxation or entertaining. The sleek, fully fitted kitchen is designed for modern living, while the main bedroom enjoys the luxury of its own en-suite shower room. A second well-proportioned bedroom and a stylish family bathroom complete the accommodation, offering both practicality and comfort. Merrifield Court is set within a beautifully maintained development, surrounded by landscaped grounds. Residents benefit from a dedicated children's play area and the added advantage of allocated parking, ensuring both convenience and peace of mind. This thoughtful combination makes the development particularly appealing to young families and professionals alike, while fostering a welcoming community environment.













Entrance Hall
Storage cupboard x 2, carpet.

Lounge/Dining Room
19' 6" x 13' 7" (5.94m x 4.14m)
Double glazed window x 2, Juliet balcony, carpet, electric heater.

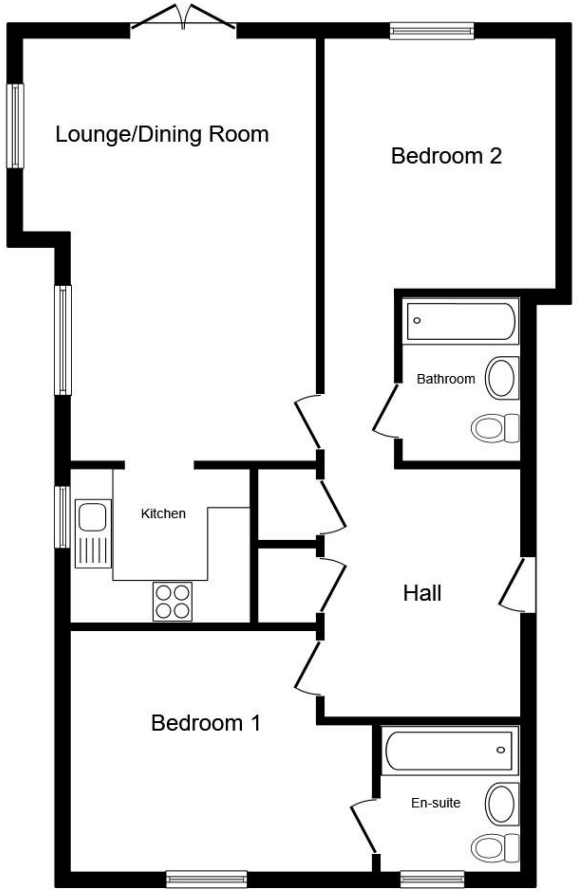
Kitchen
8' 4" x 7' 1" (2.54m x 2.16m)
Double glazed window, wall and base units, sink/drainer, space for appliances.

Bedroom One
12' 7" x 11' 2" (3.84m x 3.40m)
Double glazed window, carpet, electric heater.

En-Suite
Double glazed window, W/C, wash hand basin, shower, tiled.

Bedroom Two
11' 7" x 10' (3.53m x 3.05m)
Double glazed window, carpet.

Bathroom
Bath, W/C, wash hand basin, heated towel rail.



Total floor area 77.7 m² (837 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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- Two Bedroom Apartment
- Upper Floor
- Allocated Parking
- Bathroom and En-Suite Shower Room
- Children's Play Area

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: 2628.00
Ground Rent: 300.00







Offers in excess of

£280,000









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 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.

The Property Ombudsman

Property Ref:
WGN109410 - 0003

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william h brown

01707 324361

WelwynGardenCity@williamhbrown.co.uk

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

williamhbrown.co.uk