



Connells

Mercury House Broadwater Road
Welwyn Garden City

Mercury House Broadwater Road Welwyn Garden City AL7 3FB

for sale offers over
£230,000



Property Description

A fantastic opportunity to acquire this beautifully presented one-bedroom top floor apartment, forming part of a modern development built approximately 7 years ago and still benefiting from the remainder of its NHBC warranty.

The apartment is offered in superb condition throughout and provides bright, contemporary living accommodation. The spacious open-plan living area enjoys access to a private balcony overlooking Welwyn Garden City, creating the perfect space to relax or entertain. The modern kitchen is well-appointed, while the generous double bedroom benefits from air conditioning for year-round comfort.



Further features include underfloor heating, lift access to all floors, and a stylish bathroom finished to a high standard. Ideally suited to first-time buyers, professionals, or investors, this impressive apartment combines modern convenience with a sought-after location.

Kitchen/Living/Dining Room

19' 11" x 9' 9" (6.07m x 2.97m)

Bedroom

11' 5" x 8' 6" (3.48m x 2.59m)

Shower Room

7' 7" x 4' 3" (2.31m x 1.30m)

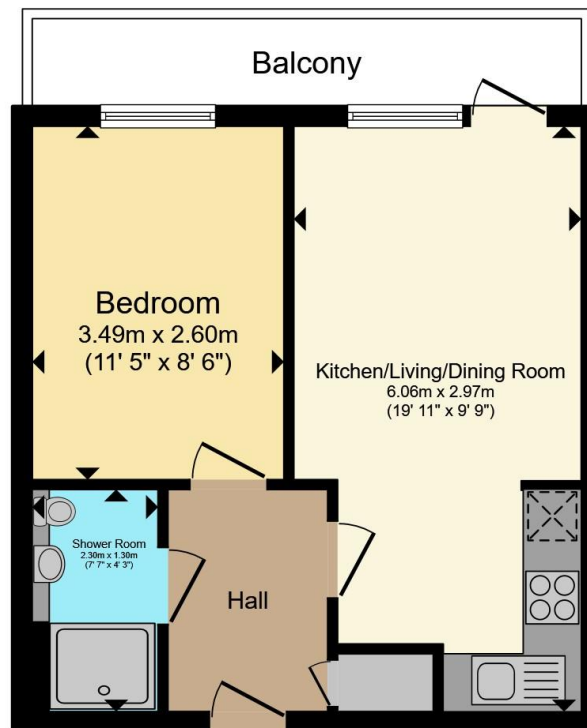


Buyers Note

*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.







Total floor area 34.4 m² (370 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



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: B Council Tax
 Band: B

Service Charge:
 1000.00

Ground Rent:
 150.00

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307816

This is a Leasehold property with details as follows; Term of Lease 150 years from 17 Jul 2019. 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.



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