



Merrifield Court, Welwyn Garden City, AL7 4SH

Offers In Excess Of £265,000

No onward chain

A well-presented two double bedroom, two-bathroom, purpose built ground floor apartment on a private development to the south side of Welwyn Garden City.

The contemporary designed property boasts great sized living space with double glazed French doors from the lounge to the communal gardens, as well as a contemporary kitchen and bathroom.

Stylishly decorated throughout the property further benefits from secure, entry phone, reserved off street parking, double glazed sash style windows, electric central heating and a communal garden with play area
This sought after modern development is within walking distance to the QEII hospital and various local shops. Conveniently situated for commuters being close to the A1 & A414, and within easy reach of Welwyn Garden City town centre with its' excellent shopping centre and mainline station which connects to Central London in 25 minutes.

A superb first time buy or investment. Viewing is a must.



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Energy Efficiency Rating				Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs		Current	Potential	Very environmentally friendly - lower CO ₂ emissions		Current	Potential
95-100 A		75	82	100-100 A			
85-95 B				90-95 B			
75-85 C				80-90 C			
65-75 D				70-80 D			
55-65 E				60-70 E			
45-55 F				50-60 F			
35-45 G				40-50 G			
25-35				30-40			
15-25				20-30			
5-15				10-20			
England & Wales		EU Directive 2002/91/EC		England & Wales		EU Directive 2002/91/EC	