




Merrifield Court,
Welwyn Garden City,
AL7 4SG

 2 Bedrooms

 2 Bath/Shower Rooms

 1 Reception Room

 Allocated Parking

 Small Private Patio
Communal Gardens

 EPC Band C

Council Tax
Band: C – £2,037.07 (2025-2026)

Leasehold: From 01/03/2005
130 years remaining
Service Charge: £2,750 pa

Guide Price
£300,000 Leasehold

 **ashtons**
for life's great moves



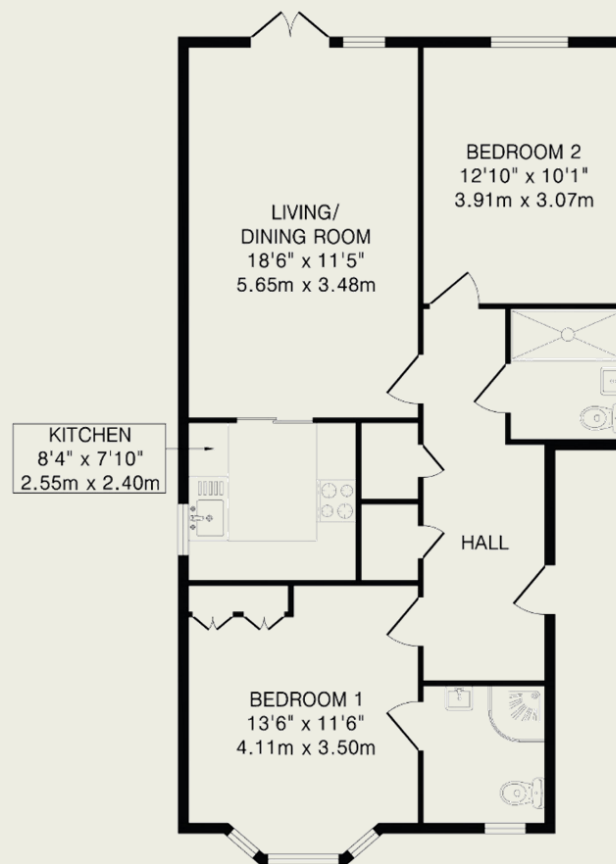
A superb two double bedroom, two shower room ground floor apartment with beautifully presented, spacious accommodation, allocated parking and well kept communal gardens.

Description

This delightful home offers great storage and two sizeable bedrooms, the largest of which benefits from a modern en-suite shower room and fitted wardrobes. An additional shower room is located next to the second double bedroom and the property's large, bright living/dining room has French doors leading directly out onto a small private patio and communal lawn beyond. The bright fitted kitchen has integrated appliances and a range of smart units for storage. The property comes with one private allocated parking space.

Location

Merrifield Court is a particularly popular development situated on the southern outskirts of Welwyn Garden City, approximately a mile and a half from the town centre's amenities, which include a John Lewis department store, the Howard Shopping Centre and the town's mainline rail station offering fast services to London.



Ground Floor

TOTAL FLOOR AREA: 779 sq.ft.(72.3 sq.m)approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information

These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property.

We offer a wide range of services through third-party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligation to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2021 equated to £48.36 per referral.