

**FOR SALE**



**Merrifield Court, Welwyn Garden City, Herts**  
**Two Bedrooms, One Bathroom First Floor Apartment**  
**ASKING PRICE OF £277,000**

  
**MARTIN & CO**



## Merrifield Court, Welwyn Garden City

Two Bedrooms, One Bathroom

ASKING PRICE OF **£277,000**

- Immaculate Two-Bedroom First Floor Apartment
- Walking distance to Town Centre, Train Station and local amenities
- Allocated Parking Space & Visitor Parking
- Entry-Phone System
- Communal Gardens, Bicycle Storage & Children's Play Area
- Perfect for Residential or Investment purposes



### SUMMARY

This immaculately presented first floor apartment is situated on this popular development located on the south side of Welwyn Garden City, approximately 1.3 miles from the Town Centre and Train Station. The property comprises entrance hall, a large open-plan lounge/diner, kitchen, two good size bedrooms, bathroom, plenty of storage space, and allocated parking. The lounge has French doors with attractive views of the communal gardens. The property has an allocated parking space and there is a children's play area on the development.

Welwyn Garden City Town Centre features good shopping facilities including John Lewis, Waitrose, Sainsburys and The Howard Centre. The Train Station offers a regular service to London Kings Cross within approximately 30 minutes and additionally, there is easy access nearby to major road links. \*\* Viewing is highly recommended on this bright and spacious property which will appeal to both prospective homeowners and investors\*\*.

### ENTRANCE HALL

Carpet, radiator, entry-phone system, cupboard with storage space housing utility meters, further additional large cupboard housing hot water tank and additional storage, smoke alarm, ceiling light.

### KITCHEN 8' 11" x 7' 2" (2.72m x 2.18m)

Vinyl floor, a range of light grey and wood effect wall and base units, stainless steel sink with mixer tap, double-glazed window to side aspect, integrated Bosch electric oven and hob, space for washing machine and fridge-freezer, part-tiled walls, plenty of storage space, ceiling lights.

### OPEN-PLAN LOUNGE/DINER 18' 11" x 18' 5" (5.77m x 5.61m)

Carpet, two radiators, two double-glazed windows to side aspect; one featuring a Juliet balcony, two ceiling lights.

### BEDROOM ONE 13' 9" x 11' 1" (4.19m x 3.38m)

Carpet, radiator, large double-glazed window to side aspect, ceiling light.



### BEDROOM TWO 11' 10" x 7' 3" (3.61m x 2.21m)

Carpet, radiator, double-glazed window to side aspect, ceiling light.

### BATHROOM

Ceramic tiled floor, white bathroom suite comprising panel enclosed bath with silver mixer tap and shower attachment, pedestal sink with silver mixer tap, low-level flush WC, double shower cubicle with electric shower and shower screen, part-tiled walls, wall heater, extractor fan, ceiling light.

### EXTERNAL SPACE

Allocated parking space, visitor parking, communal bicycle storage, attractive communal grounds, children's playground.



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	← 82   B	← 84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate Gross Internal Area  
69.3 sq m / 746 sq ft

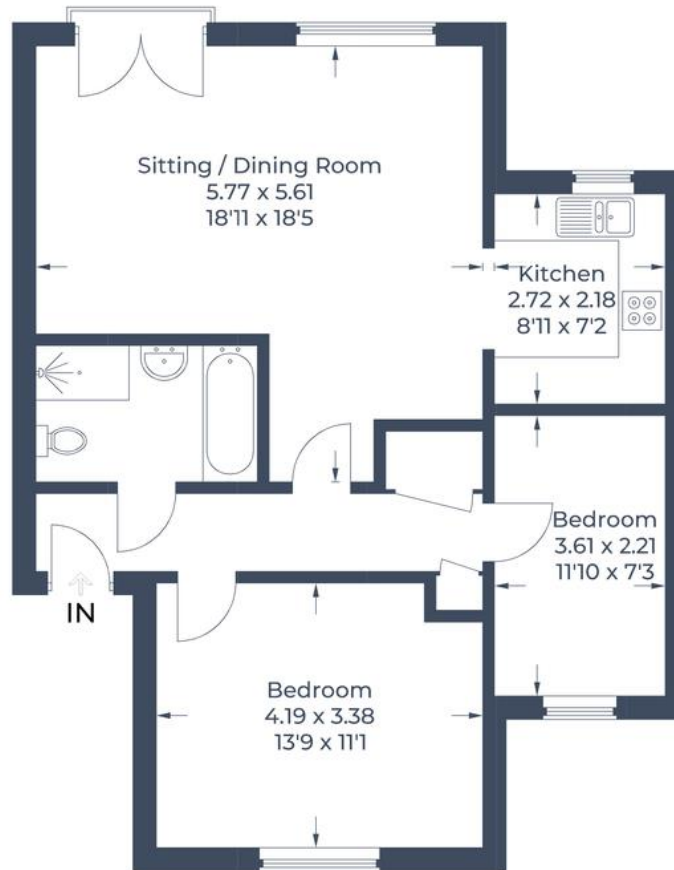


Illustration for identification purposes only,  
measurements are approximate, not to scale.

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## Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ

T: 01707 334576 • E: welwyn@martinco.com

# 01707 334576

<http://welwyn.martinco.com>



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