

FOR SALE



Merrifield Court, Welwyn Garden City

ASKING PRICE OF £259,000



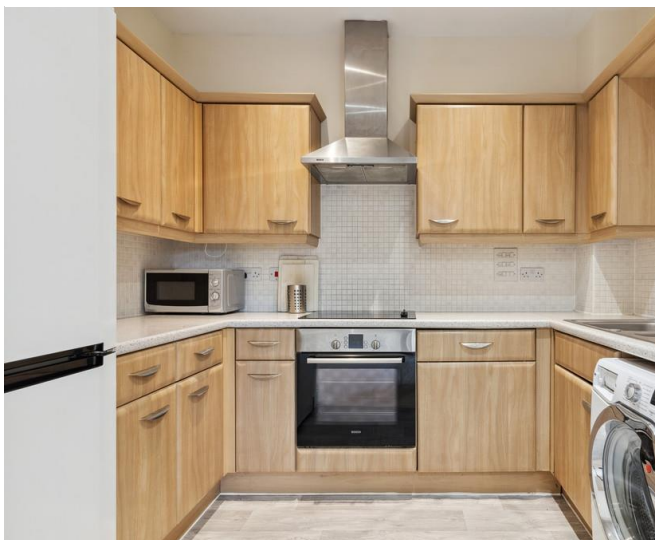


Merrifield Court, Welwyn Garden City

Two Bedrooms, One Bathroom

ASKING PRICE OF £295K

- Two Bedroom Top Floor Apartment
- Convenient location close to Town Centre and Train Station
- Local Amenities and Hospital situated nearby
- Allocated Parking plus visitor spaces
- Entry-phone system
- Communal Grounds and Play Area
- Ideal for residential or investment purposes



#### SUMMARY

This two-bedroom top floor Apartment with allocated parking is located on the popular 'Merrifield Court' development in Welwyn Garden City. The Apartment is situated within walking distance of local amenities, Welwyn Garden City Town Centre, and mainline Train Station with fast links into central London. WGC Town Centre hosts a variety of restaurants, including Megans, Cote, and Misya, together with various other eateries and shops. There are links to the A1 & A414 within easy reach of the Development.

The property comprises of entrance hall, spacious living room, fitted kitchen, two bedrooms, and bathroom. Further benefits include allocated parking, and communal gardens. This property would be ideal for a first time buyer or investor!!

### ENTRANCE HALL

Laminate floor, radiator, large storage cupboard housing utility meters, entry-phone, loft hatch, LED ceiling lights.

### LOUNGE/DINER 16' 7" x 16' 4" (5.05m x 4.98m)

Carpet, two radiators, electric fire, double-glazed window to side aspect, fitted blinds, ceiling lights.

### KITCHEN 6' 11" x 9' 0" (2.11m x 2.74m)

Laminate floor, a range of beech effect wall and base units, laminate work surfaces, stainless steel 1.5L stainless sink with silver mixer tap, Electric Bosch cooker with filter-hood over, integrated full size dishwasher, space for washing machine and fridge-freezer, part-tiled walls, inset ceiling lights.

### BEDROOM ONE 14' 6" x 12' 2" (4.42m x 3.71m)

Carpet, radiator, double-glazed window to front aspect, fitted blind, ceiling light.

### BEDROOM TWO 11' 1" x 8' 0" (3.40m x 2.44m)

Carpet, radiator, double-glazed window to front aspect, fitted blind, ceiling light.



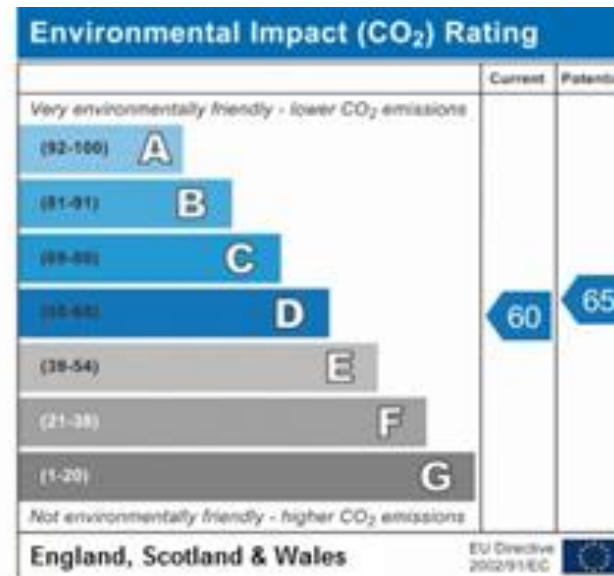
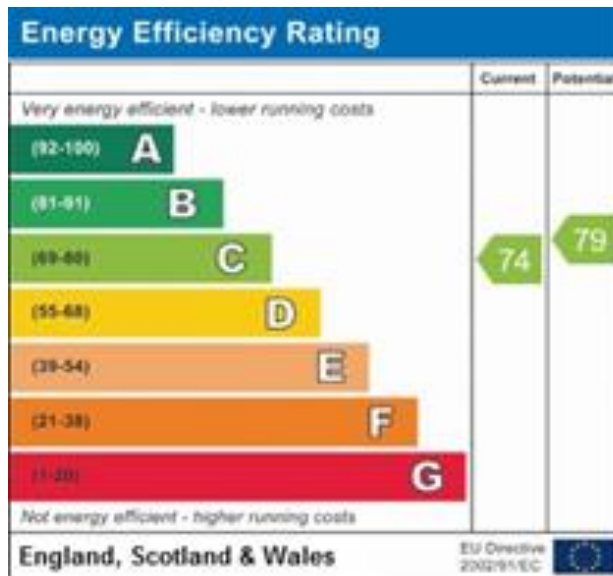
## BATHROOM

Laminate floor, white bathroom suite comprising panel enclosed bath with shower attachment, shower screen, sink with silver mixer tap and tiled surround, low-level flush WC, extractor fan, inset LED lights.



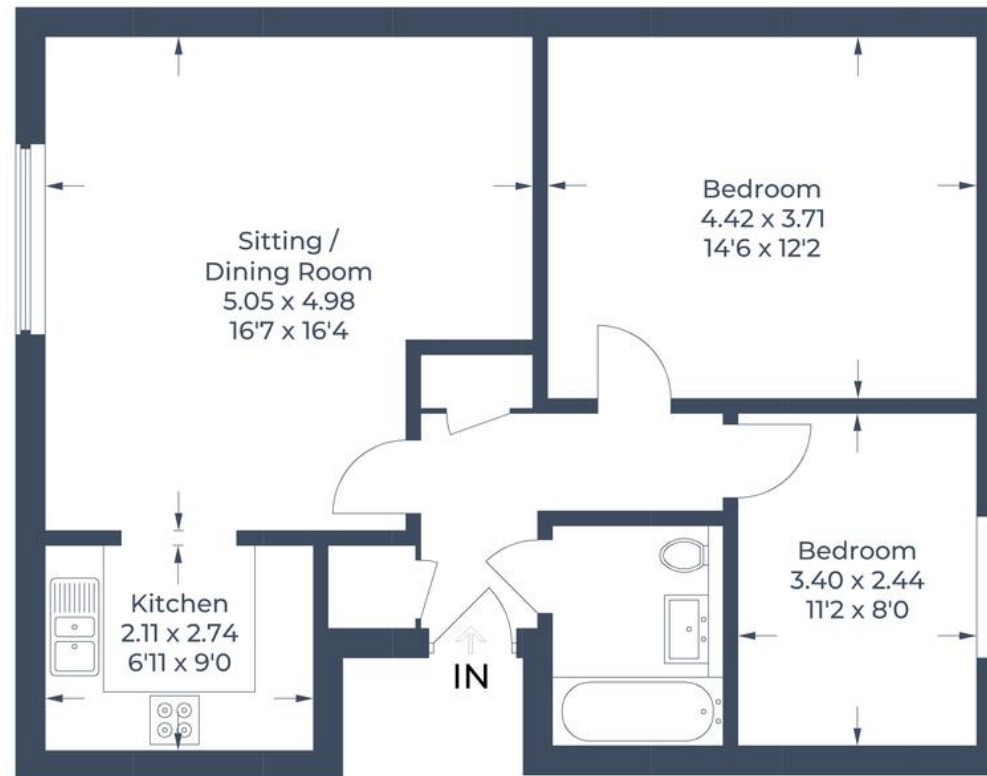
## EXTERNAL SPACE

Allocated parking space, attractive communal garden, children's playground.





Approximate Gross Internal Area = 66.6 sq m / 717 sq ft



### Third Floor

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