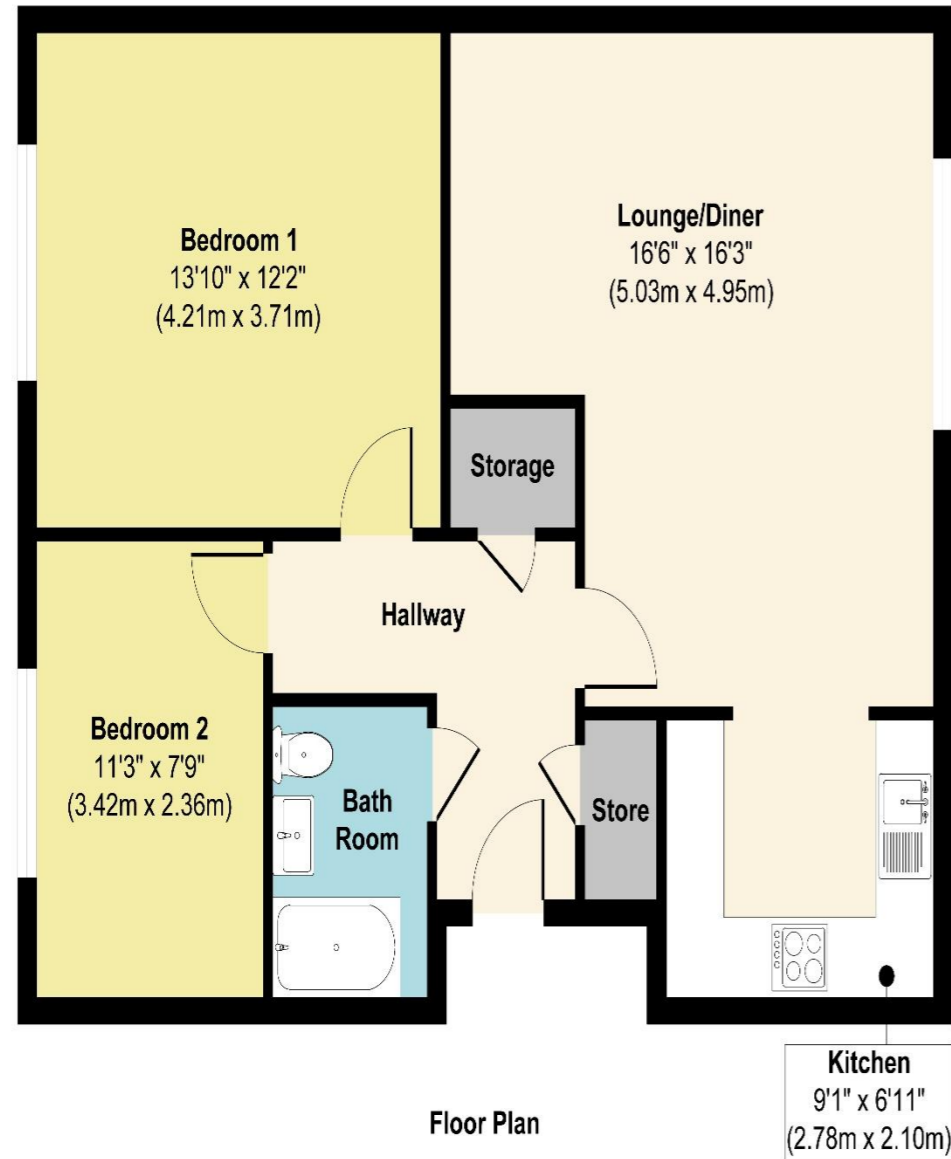


MERRIFIELD COURT



Approx. Gross Internal Floor Area 707 sq. ft / 65.69 sq. m

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

Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 Plus)	A		
(81-91)	B	84	85
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

THE CONSUMER PROTECTION REGULATIONS 2008 % THE BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008.
Please note that we have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify they are in working order or fit for purpose. The agent has not had sight of the Title documents. Referenced to the tenure are based on information supplied by the seller. A buyer is advised to obtain verification from their solicitor or surveyor. Furthermore, solicitors should confirm that items described in the sales particular are included in the sale since circumstances can change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate, and prospective purchasers should check the accuracy of the measurements themselves.

Merrifield Court, Welwyn Garden City, Leasehold Price £270,000



A well presented TWO BEDROOM FIRST FLOOR APARTMENT WITH PARKING BAY. Situated in a well kept development with its very own play area for children, this location offers easy access to local amenities, services, shopping and schools nearby. Welwyn Garden City Train Station is located within 1.4 miles

- FIRST FLOOR APARTMENT
- BRIGHT AND AIRY
- SPACIOUS LOUNGE
- DINING AREA
- JULIET BALCONY
- FAMILY BATHROOM
- ONE ALLOCATED PARKING BAY LOTS OF OTHER PARKING AVAILABLE
- FULLY ELECTRIC
- DOUBLE GLAZED THROUGHOUT
- WELL KEPT DEVELOPMENT & CONVENIENT LOCATION





Communal Entrance

Entryphone system, carpeted flooring thought out. Post boxes.

Front Door/ Hallway

Laminated flooring, wall mounted electric heater, storage cupboard housing fuse box and airy cupboard with hot water cylinder.

Lounge with Dining Area

A bright airy spacious lounge, wall mounted electric heaters, double glazed window, double glazed doors opening onto the Juliet balcony. Ample space for table and chairs.

Kitchen

A good selection of wall and base units, with work surfaces over, one and a half bowl stainless steel sink with mixer tap, splash back tiles, 4 ring electric hob, integrated electric oven, overhead concealed extractor fan, space and plumbing for washing machine, and space for fridge/freezer.

Bedroom One

Carpeted flooring, wall mounted electric heater and double glazed window to front. Fitted wardrobes.

Bedroom Two

Carpeted flooring, wall mounted electric heater and double glazed window to front.

Family Bathroom

Tiled flooring, wall mounted electric towel rail holder, low flushing WC. pedestal hand wash basin with mixer tap, white panelled bath with wall mounted electric shower with shower attachment. Part tiles walls. Extractor fan. Shaver point.

Outside

Communal gardens, Recycling areas and allocated parking with visitor bays.

Further Details

The property is Leasehold
Council Tax Band - Band C

AGENT'S NOTE: If you are considering this property as a buy to let investment, please speak to a member of our Lettings Team for an up-to-date rental valuation and the suitability of the property. Properties in the local area are always required by Raine and Co.