



# 87 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SH

- ALLOCATED PARKING
- LARGE ENTRANCE
- EN-SUITE OFF MAIN BEDROOM
- LAING NEW HOMES DEVELOPMENT (2007)
- BEAUTIFULLY MAINTAINED
- TWO DOUBLE BEDROOMS
- 20 MINTUTE WALK TO THE TOWN AND MAINLINE STATION
- LOFT ACCESS
- CLOSE TO ALL AMENITIES



## PROPERTY DESCRIPTION

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Beautifully kept two double bedroom, two bathroom top floor apartment. Well positioned apartment and in a private and contemporary block with allocated parking. There are many features to enjoy including allocated parking and large glass sash windows in all the rooms. Further features include a wonderful kitchen with space for washing machine, dishwasher and a medium fridge freezer. The main bedroom has an en-suite shower room. Updated long lease! Merrifield was constructed in 2006-2007 by Laing homes. There is a play area and well landscaped gardens as well. Positioned 1.5 miles from the mainline station serving Kings Cross in under 30 minutes. Close proximity to major road links such as the A414 and A1m. Energy rating C.



## ROOM DESCRIPTIONS

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### ACCOMMODATION

#### COMMUNAL ENTRANCE LOBBY

Security intercom entrance. Maintained carpeted hallway and stairs.

#### APARTMENT ENTRANCE

Larger than average entrance hall with intercom phone and two generous storage cupboards, as well as the loft access .

#### LIVING ROOM DINER

Plenty of space for a 3 piece suite and a dining room table for 6-8 . Lovely glass sash windows.

#### KITCHEN

Plenty of cupboard space with a built in ring hob and extractor . Space for a washing machine, dishwasher and a medium fridge/freezer.

#### BEDROOM ONE

Plenty of natural light comes through the sash windows and warmest room in the apartment. Lovely built in wardrobes which is not common in most properties and leaves plenty of room for a large double bed.

#### EN-SUITE SHOWER ROOM

En-suite shower room. Pedestal wash hand basin, low level WC, part tiled walls, warm air heater.

#### BEDROOM TWO

A spacious second bedroom with built in wardrobes and can fit in a double bed . lovely large sash windows allowing plenty of light into the room.

#### BATHROOM

Panelled bath, pedestal wash hand basin, low level WC, part tiled walls, extractor fan, warm air heater.

### PARKING ARRANGEMENTS

Allocated parking bay plus visitor bays (permit parking) There is also secure bike storage.

### COMMUNAL GARDENS

Well maintained and manicured lawns around the blocks.

### LEASE INFORMATION

Lease: 130 years left

Ground Rent: £300 per annum

Maintenance charge: £1 836 per annum

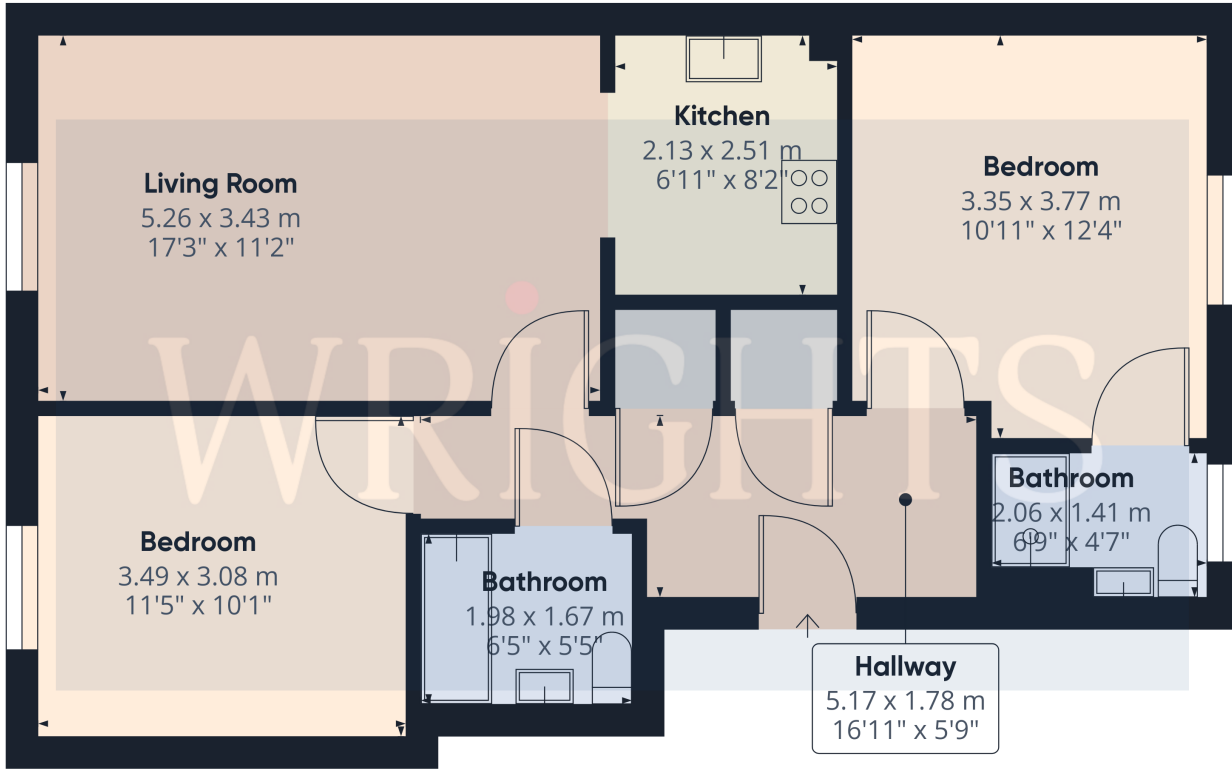
### COUNCIL TAX BAND C

£1 941.47

### ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well-known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere, Megans is a great place to meet friends.





Approximate total area<sup>(1)</sup>  
62.47 m<sup>2</sup>  
672.38 ft<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	75	78
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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