

Merrifield Court WELWYN GARDEN CITY Offers Over £250,000

Leasehold



2 bedrooms



1 bathroom



1 reception room



garden



A wonderful opportunity has arisen to purchase this tastefully decorated TWO DOUBLE BEDROOM FIRST FLOOR apartment positioned in a PRIVATE and contemporary block. So much more than meets the eye with features including an allocated parking bay and JULIETE BALCONY off the living area. Further features include a wonderful walnut kitchen and beautiful sash windows flooding the apartment with natural light. LONG LEASE! Merrifield Court was constructed in 2006-2007 by Laing homes and features well landscaped gardens and a play area too! Positioned 1.5 miles from the MAINLINE STATION serving Kings cross and Moorgate in under 30 minutes. Close proximity to major road links such as the A414 and A1M. A must see property to appreciate its noteworthy features. Energy rating B.

ACCOMMODATION

COMMUNAL ENTRANCE LOBBY

Security intercom entrance. Maintained, carpeted hallways and stairs. The post boxes are external to the blocks.

APARTMENT ENTRANCE

Larger than average entrance, intercom phone, airing cupboard plus large storage cupboard.

LIVING ROOM

5.04m x 4.94m (16' 6" x 16' 2") Narrowing to 3.71m (12' 2") The real hub of the home, plenty of space for a three piece suite and dedicated dining area for a table of 8. French doors overlooking the landscaped gardens below.

KITCHEN

2.77m x 2.10m (9' 1" x 6' 11") Walnut style kitchen with a large array of wall and base units. inset bosh hob, integrated oven and extractor. Slim line dishwasher, space and plumbing for washing machine, space for larder fridge/ freezer.

BEDROOM ONE

4.23m x 3.73m (13' 11" x 12' 3") South facing aspect.

BEDROOM TWO

3.44m x 2.37m (11' 3" x 7' 9") South facing aspect.

BATHROOM

2.23m x 1.70m (7' 4" x 5' 7") Replacement suite comprising panelled bath with rain shower over, Luxury sink and vanity unit, w/c with hidden cistern. Chrome heated towel rail for comfort, part tiled walls and floor.

PARKING ARRANGEMENTS

Allocated bay plus visitors bays (permit parking).

COMMUNAL GARDENS

Well maintained and manicured lawns around the blocks. There is also a play park to the middle of the development. Security code lockable bike store.

LEASE INFORMATION

Lease: 150 years from 2005 (134 years remaining).

Service Charge: £115.00 Per month.

Ground Rent: £300 Per annum.

COUNCIL TAX BAND C

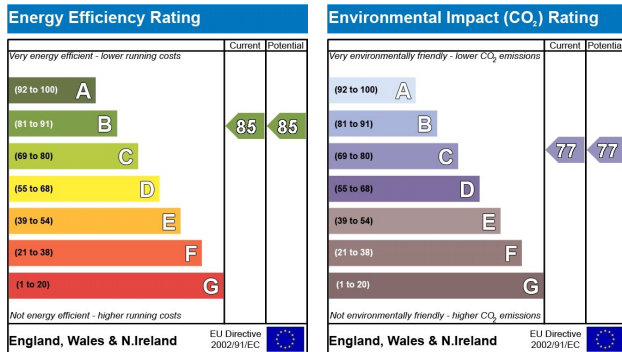
£1572.90

WHAT THE OWNERS SAY

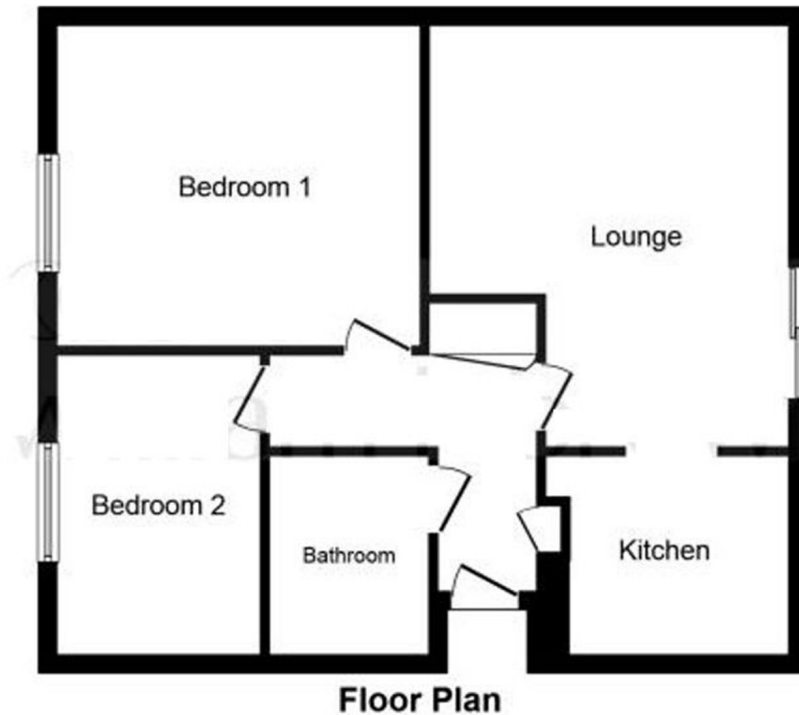
We rented our first home together in Merrifield Court and a few years later we bought the flat

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next door to where we used to live! We have always loved that the development is quiet, well maintained and has easy access to transport links. With one of us commuting into London via train and the other using the A1(M) it's been the ideal location for us. We also love that we can walk 10 minutes through fields to Stanborough Lakes to meet with friends, have picnics and go for walks. The flat itself is really spacious, we had the bathroom completely refitted 3 years ago and the big windows with the french doors creates a lovely breeze through the flat in the summer months with lots of natural light.



FLOOR PLAN



Proud to Support Willow

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