

REDUCED

Offers Over £240,000 Leasehold



WRIGHTS

42 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SG

- TOP FLOOR
- PRIVATE DEVELOPMENT
- EASY COMMUTE AND CLOSE TO MAJOR ROAD LINKS
- SASH WINDOWS
- PRIVATE PARKING
- GARDENS TO ENJOY

WRIGHTS

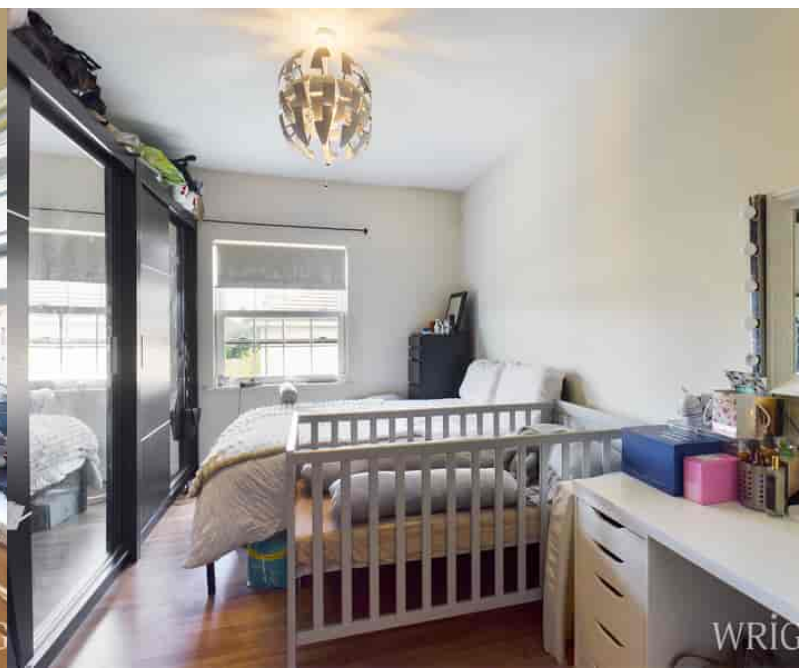
Wrights of W G C
36, Stonehills, Welwyn Garden City, AL8 6PD

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PROPERTY DESCRIPTION

At the heart of a highly sought after modern development, a TOP FLOOR TWO BEDROOM apartment in a PRIVATE and contemporary block. ALLOCATED PARKING BAY and traditional sash windows. Merrifield Court was constructed in 2006-2007 by Laing homes featuring 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. The home measures 57 Sq/m, An ideal first time buy, a must see property to appreciate the development. Energy rating C. For the investor, the property could achieve in the region of £1250 pcm.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom entrance. Maintained carpeted hallway and stairs. The post boxes are inside the entrance of the block.

APARTMENT ENTRANCE

Larger than average flat entrance hall with intercom phone, airing cupboard and coat cupboard.

LIVING ROOM

Plenty of space for a 3 piece suite and a dining room table for 6-8 people. Large sash window flooding the room with light.

KITCHEN

Lovely range of cupboards. A wonderful walnut kitchen with appliances to include; oven with electric hob and extractor. Space and plumbing for washing machine, dishwasher and larder fridge/freezer. Window to front elevation.

BEDROOM ONE

Sash window to front elevation.

BEDROOM TWO

Sash window to front elevation.

BATHROOM

Panel bath with shower over, pedestal sink, low level WC, part tiled walls, extractor fan and heated towel rail.

COMMUNAL GARDENS

Well maintained and manicured lawns around the blocks to enjoy and a children's play park.

PARKING ARRANGEMENTS

Allocated bay plus visitors bays (permit parking)

LEASE INFORMATION

Lease: 131 years remaining

Ground Rent: £300 Per annum

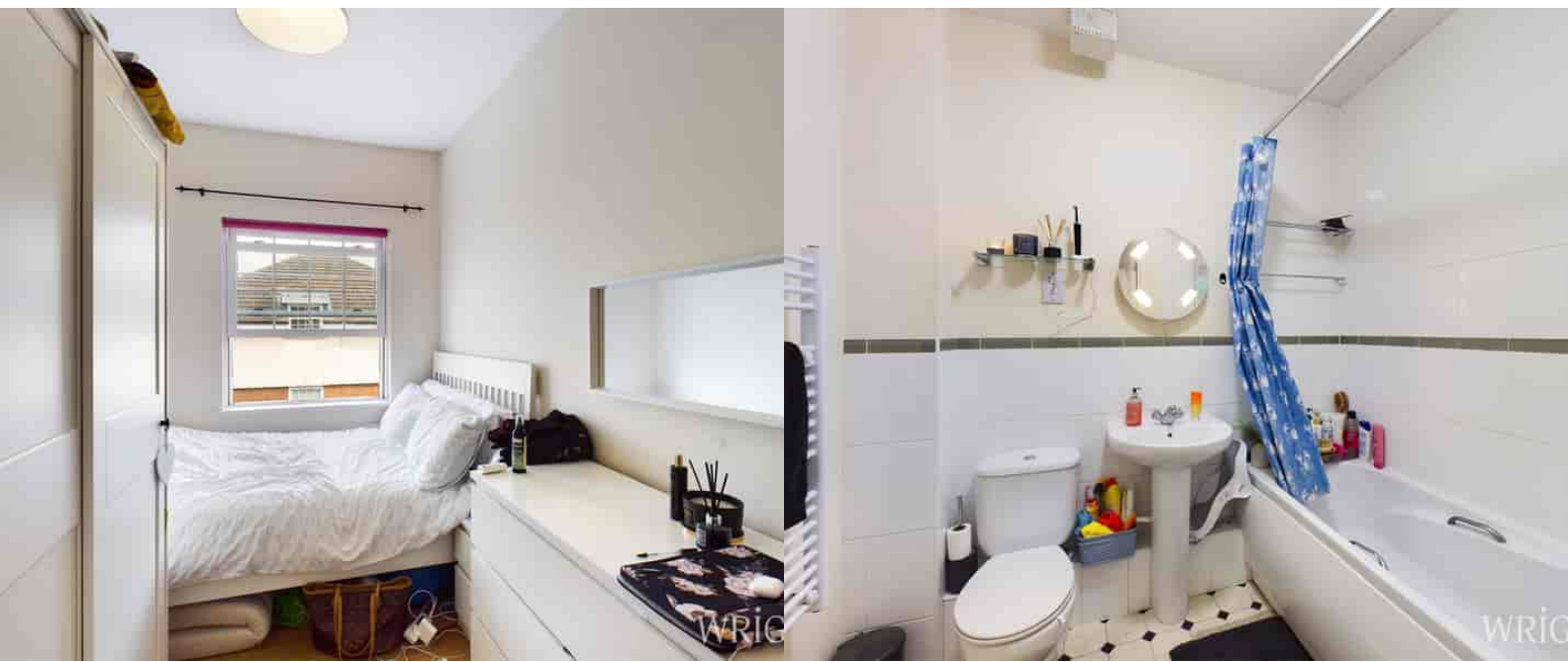
Maintenance charge: £145.95 per month-£1751.40 for the year.

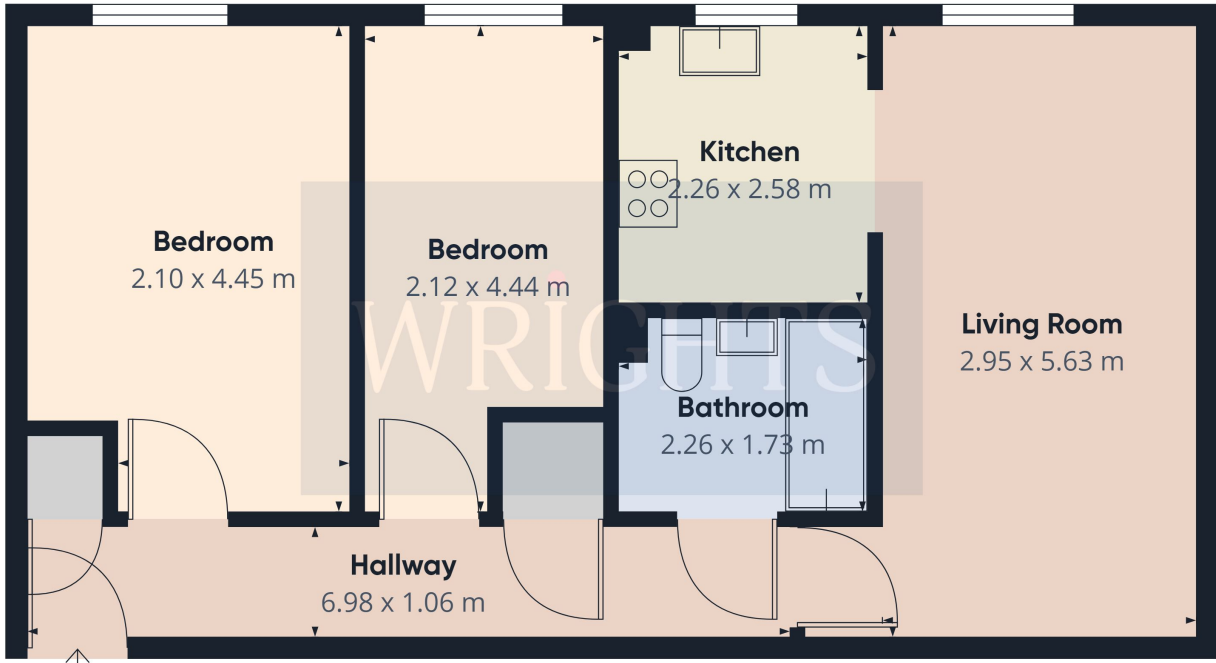
COUNCIL TAX BAND C

£1,853.62

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 favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint 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.





Approximate total area⁽¹⁾
57.24 m²

(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			
(92-100) A			
(81-91) B			
(69-80) C		76	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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