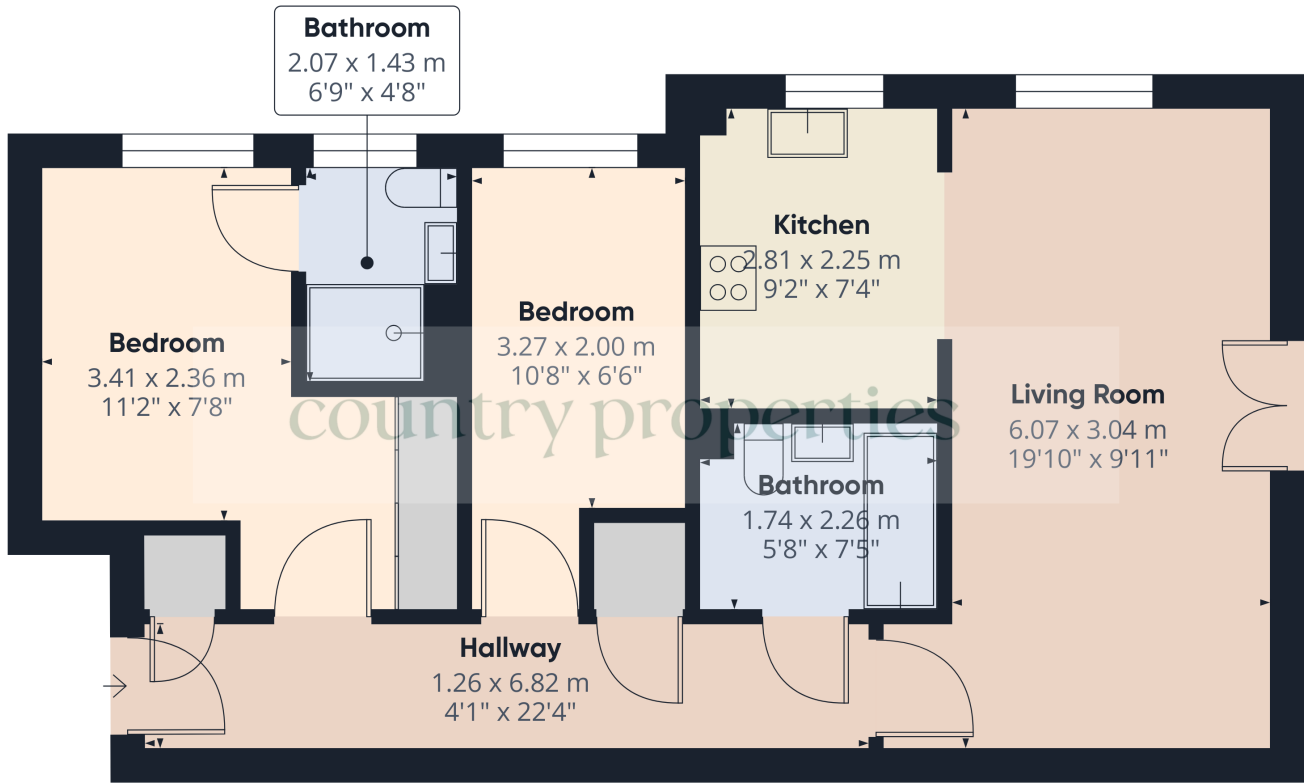


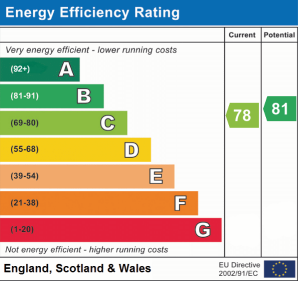


country
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1, Merrifield Court
Welwyn Garden City,
Hertfordshire, AL7 4SG
Offers in Excess of £240,000



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Approximate total area⁽¹⁾
61.3 m²
660 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

Country Properties | 3, Bridge Road | AL8 6UN
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www.country-properties.co.uk

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This modern, chain-free two-bedroom, two-bathroom ground floor flat offers a fantastic opportunity for both investors and first-time buyers. Featuring direct access to beautiful communal gardens, it provides a peaceful and convenient living environment. The spacious layout and low-maintenance design make it perfect for comfortable living or rental investment.

- CHAIN FREE!!
- GROUND FLOOR FLAT
- 2 BEDROOMS
- 2 BATHROOMS
- ALLOCATED PARKING

Ground Floor

Communal Entrance Hall

Communal entry door leading into the Communal Entrance Hall. Personal door leading Entrance Hall.

Entrance Hall

Laminate flooring. Storage heater. Large walk in storage cupboard housing fuse boxes. Wall mounted alarm system. Further cupboard housing boiler for hot water system. Doors to rooms.

Living Room

Continuation of the laminate flooring. Television and telephone points. Wall mounted electric fire. Wall mounted storage heating. UPVC Georgian style French doors leading out to the communal garden. UPVC sash style double glazed Georgian style window to the front. Open doorway leading through to the kitchen.



Kitchen

A modern fitted kitchen with a range of oak effect fronted units with brush steel handles with laminate work surfaces over. Stainless steel one and a half bowl sink unit with mixer taps. Space for fridge freezer and washing machine. Integrated Beko washing machine and Bosch electric oven with halogen hob over with matching stainless steel splash back and chimney extractor. UPVC double glazed Georgian style window to the front. Sunken ceiling downlighters.

Bathroom

Fitted with a white suite comprising of a panel bath with mixer tap and shower attachment, pedestal wash hand basin and a low level dual flush WC. Wall mounted heated towel rail. Extractor fan. Wall mounted convector heater. Sunken ceiling downlighters.

Master Bedroom

Door from entrance hall leads to a carpeted double bedroom with built in wardrobes and En-suite. Double glazed uPVC window to front. Electric radiator, TV aerial and Ethernet point.

En-Suite

Three piece white suite comprising of a dual flush flow level WC , pedestal wash hand basin and a walk in double shower cubicle with power shower, overhead shower and body spray. Wall mounted electric heater. Wall mounted shaver point. Ceramic wall tiling. Electric back lit mirror. Sunken ceiling downlighters. Double glazed UPVC sash Georgian style window to the front.

Bedroom Two

Double glazed Georgian style sash windows to the front. Wall mounted convector heater. Built in maple effect wardrobe with brush steel handle.

