55 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SH

- LONG LEASE
- FRESHLY DECORATED
- TWO DOUBLE BEDROOMS
- TOP FLOOR (2ND)

- FULLY TILED BATHROOMS
- EN-SUITE
- CLOSE TO ALL AMENITIES
- ALLOCATED PARKING

WRIGHTS

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

01707 332211
wgc@wrightsof.com

PROPERTY DESCRIPTION

**CHAIN FREE ** This Lock-up-and-go flat is an excellent opportunity for busy executives, commuters, first-time buyers, or investors. With two bedrooms and two bathrooms, including one en-suite to the main bedroom, this spacious flat offers an open-plan kitchen, lounge, and dining area, bathed in natural light from the large windows.Located on the top floor (second floor), the flat includes space for a washing machine and dishwasher, with a large freestanding fridge freezer included in the sale. The modern bathrooms are fully tiled, providing a fresh and stylish look. Residents will enjoy well-maintained communal areas and allocated parking, along with a lovely children's communal courtyard playground. Ideally located within walking distance of the town center and close to local amenities and schools, this property is in good condition throughout, making it perfect for those looking to move in and enjoy immediately.

ROOM DESCRIPTIONS

ENTRANCE
Spacious entrance hall with wooden flooring and storage cupboards

LOUNGE DINER
Bright and airy lounge diner with electric heaters.

KITCHEN AREA
A well-appointed kitchen with granite working surfaces. Space for a dishwasher and washing machine. There is a standalone fridge-freezer that can be included in the sale.

BEDROOM ONE EN-SUITE
Double main bedroom with an en-suite shower room

BEDROOM TWO
Double bedroom with electric heater for family and friends to stay over, or used for an office

FAMILY BATHROOM
A fully tiled, stylish bathroom with a shower over the bath, a hand basin, toilet, and heated towel rail.

LEASE INFORMATION
Lease length: 129 years left
Service charge: £2,640,00 annually
Ground Rent: £300

COUNCIL TAX BAND C
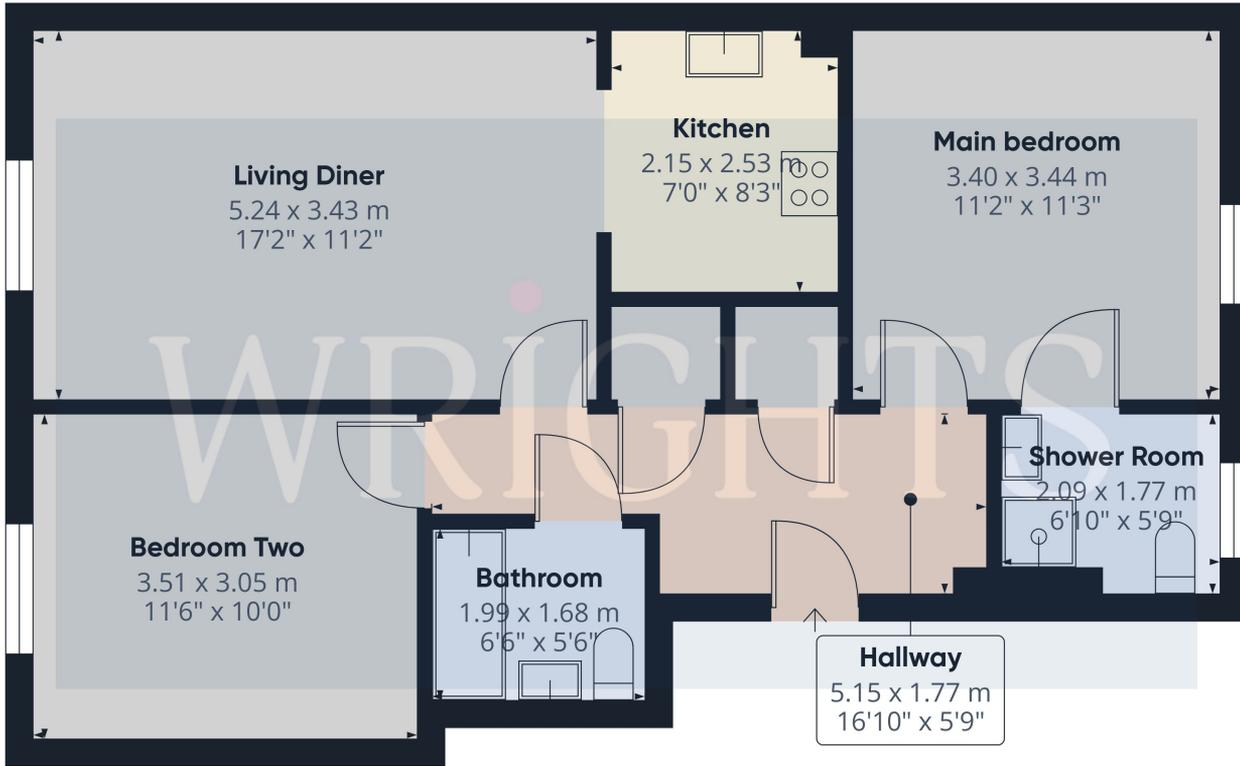£2 037.07

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.

BUYER INFORMATION
In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.

WRIGHTS

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Living Diner
5.24 x 3.43 m
17'2" x 11'2"

Kitchen
2.15 x 2.53 m
7'0" x 8'3"

Main bedroom
3.40 x 3.44 m
11'2" x 11'3"

Bedroom Two
3.51 x 3.05 m
11'6" x 10'0"

Bathroom
1.99 x 1.68 m
6'6" x 5'6"

Shower Room
2.09 x 1.77 m
6'10" x 5'9"

Hallway
5.15 x 1.77 m
16'10" x 5'9"

N
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W
S

Approximate total area[1]
62.1 m²
670 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**

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs				
(92+)	A			
(81-91)	B			82
(69-80)	C			
(55-68)	D		74	
(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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