
 2 Bedrooms

 2 Bathrooms

 1 Reception

 Communal Garden

 Allocated

 EPC Band C

Leasehold (131 years remaining)

Service Charge:
£2,601.48 per annum

Ground Rent:
£300.00 per annum

Council Tax Band:
C £2,138.03 (2026/27)

Local Authority:
Welwyn Hatfield Council



Well-presented 2 bedroom, 2 bathroom ground floor flat, chain free!

Description

A well-presented two-bedroom, ground floor flat in Merrifield Court, Welwyn Garden City. Offered chain-free, this property suits first-time buyers and investors. It features a comfortable lounge/diner with French doors opening to communal gardens, a modern kitchen, and a family bathroom. The master bedroom includes a private en-suite shower room. An allocated parking space is provided and the location is close to local amenities and transport links. Viewing is highly recommended. Agents Note: Images shown are pre-tenancy.

Location

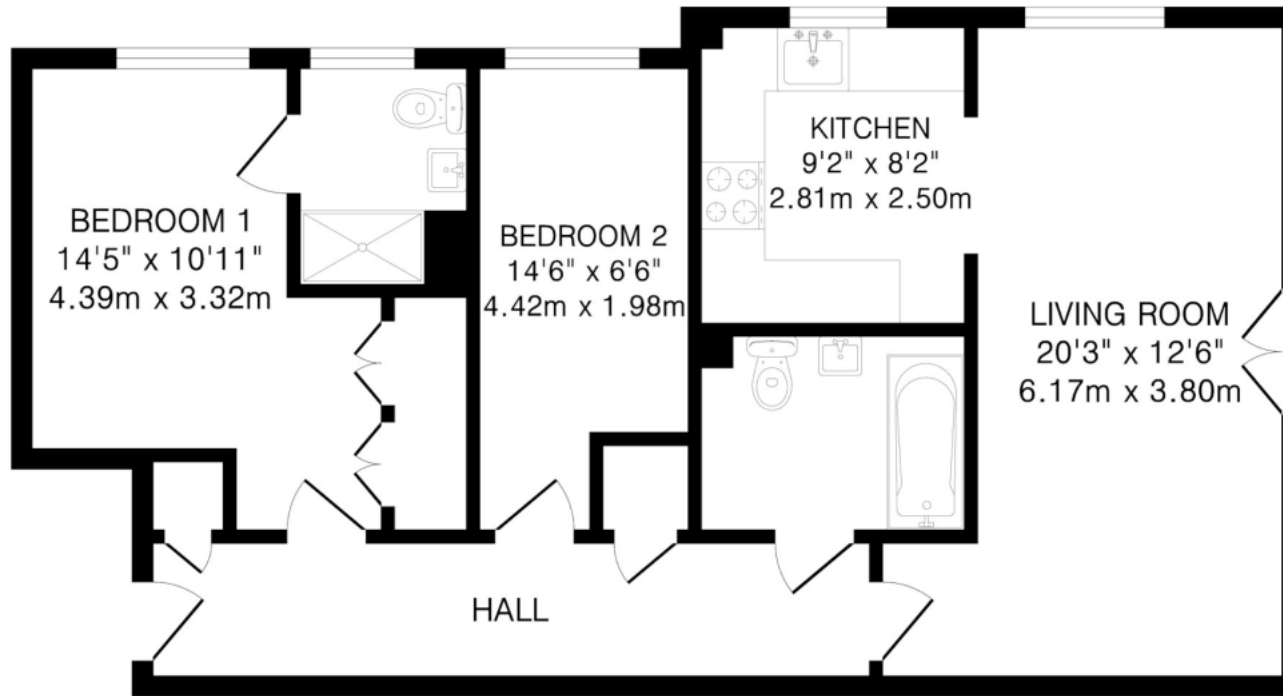
Merrifield Court is a popular development on the southern outskirts of Welwyn Garden City, about 1.5 miles from town centre amenities, including a John Lewis, the Howard Shopping Centre, and the mainline rail station with fast services to London.



In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website.







Ground Floor

TOTAL FLOOR AREA: 737 sq.ft. (68.4 sq.m) approx.

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

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