2 Bedrooms

1 Bathroom

1 Reception

Balcony

Allocated

EPC Band D

Leasehold (143 years remaining)

Service Charge:
£1,662.92 per annum

Ground Rent:
£175.00 per annum

Council Tax Band:
C £2,138.03 (2026-2027)

Local Authority:
Welwyn Hatfield Borough Council



ashtons
for life's great moves

Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3BQ

Guide price of £325,000

Stylish 2-bed apartment with private balcony, allocated parking, communal roof terrace, close to town centre & station. One of just two in building.

Description

This particularly appealing two-bedroom apartment is one of just two within the building, offering stylish, contemporary accommodation of a high standard throughout. The property features an open-plan kitchen and living area with a modern fitted kitchen and integrated appliances, plus a bright living space accessing a private balcony. The two bedrooms both have fitted storage, with the principal room benefiting from an en-suite cloakroom. There is a separate modern shower room and a large utility cupboard for additional storage. The building is lift-serviced and includes an impressive communal roof terrace. Further benefits include allocated parking, with the property ideally positioned close to the town centre and mainline railway station.

Location

Mercury House on Broadwater Road offers easy access to Welwyn Garden City town centre, the Howard Centre, and a mainline station with regular London services. Close to A1(M) and sports facilities.





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.







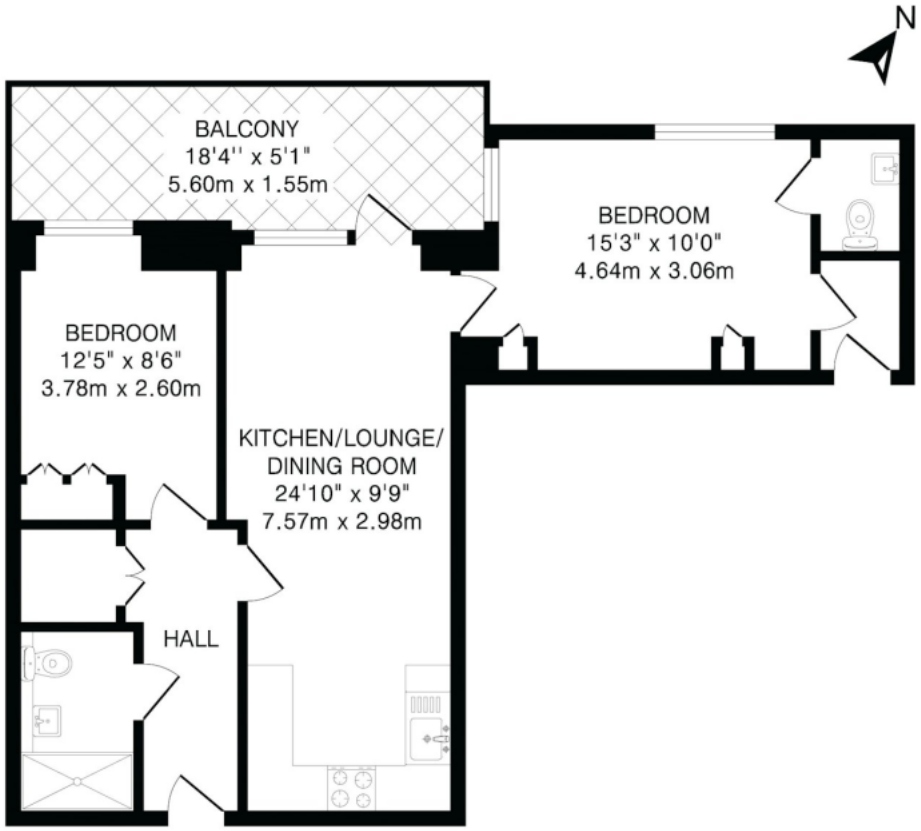












Second Floor

TOTAL FLOOR AREA: 652 sq.ft.(60.6 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.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.

ashtons
for life's great moves

01707 331100 | saleswgc@ashtons.co.uk | ashtons.co.uk

Berkhamsted | Harpenden | Hertford | Hitchin | Redbourn | St Albans | Welwyn Garden City