



1 bedroom



1 bathroom



1 reception



Patio



Allocated



EPC Band C

Leasehold

Council Tax Band:

B £1,782.43 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council





Beautifully presented 1-bed ground floor apartment in modern development, a stone's throw from the mainline station and town centre amenities.

### Description

This one-bedroom ground floor apartment is beautifully presented and ideal as a first home or investment. It features a stylish fitted kitchen with Quartz worktops and Siemens integrated appliances, including oven, microwave, induction hob, dishwasher, and fridge/freezer. Additional amenities include a utility cupboard, fitted bedroom wardrobes, LED feature lighting, and glass splashbacks for a clean, modern design. The bathroom offers Hansgrohe and Duravit fittings, complemented by Catalano vanity units. Further highlights include engineered oak flooring, a Wi-Fi enabled speaker system, a spacious private patio, and a video entry phone system. The development also includes a communal roof terrace and one allocated parking space. Leasehold: 150 years from 24 June 2019. Service Charge: £1400 pa. Ground Rent: £140 pa.

### Location

Mercury House in Welwyn Garden City blends rural and urban life. Enjoy shops like John Lewis/Cote, independents, leisure at Stanborough Park, Gosling sports center, and nearby golf courses. Train station 5 mins away, for Kings Cross and Moorgate.

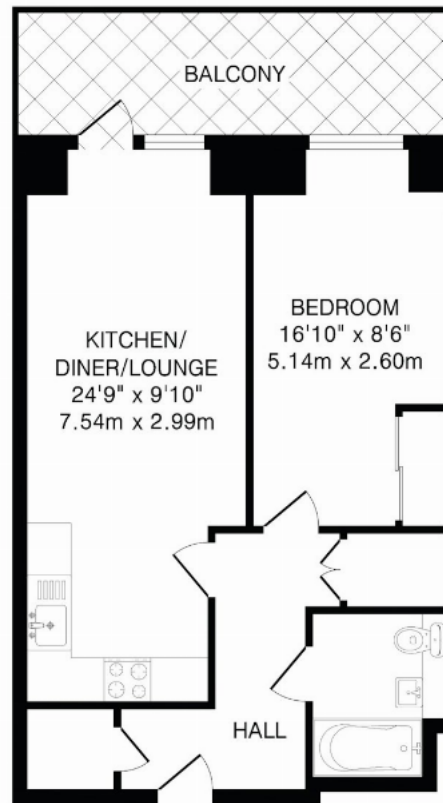
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TOTAL FLOOR AREA: 529 sq.ft.(49.1 sq.m)approx.  
 This floorplan is for illustration purposes only. The measurements  
 and position of each element are approximate and must be viewed  
 as such.

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