

 2 Bedrooms

 1 Bathroom

 1 Reception

 Communal Garden

 Allocated

 EPC Band D

Leasehold (129 years remaining)

Service Charge:
£2,750.00 per annum

Ground Rent:
£458.00 per annum

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

Local Authority:
Welwyn Hatfield Borough Council



Well-presented 2-bed top-floor apartment, bright and spacious with no onward chain.

Description

This well-presented apartment is in good condition throughout, making it move-in ready. The accommodation includes two bedrooms, a spacious living room featuring a Juliet balcony with views over well-maintained communal gardens, a fitted kitchen, and a modern bathroom. Additionally, there is loft access. Further benefits include allocated parking and no onward chain.

Location

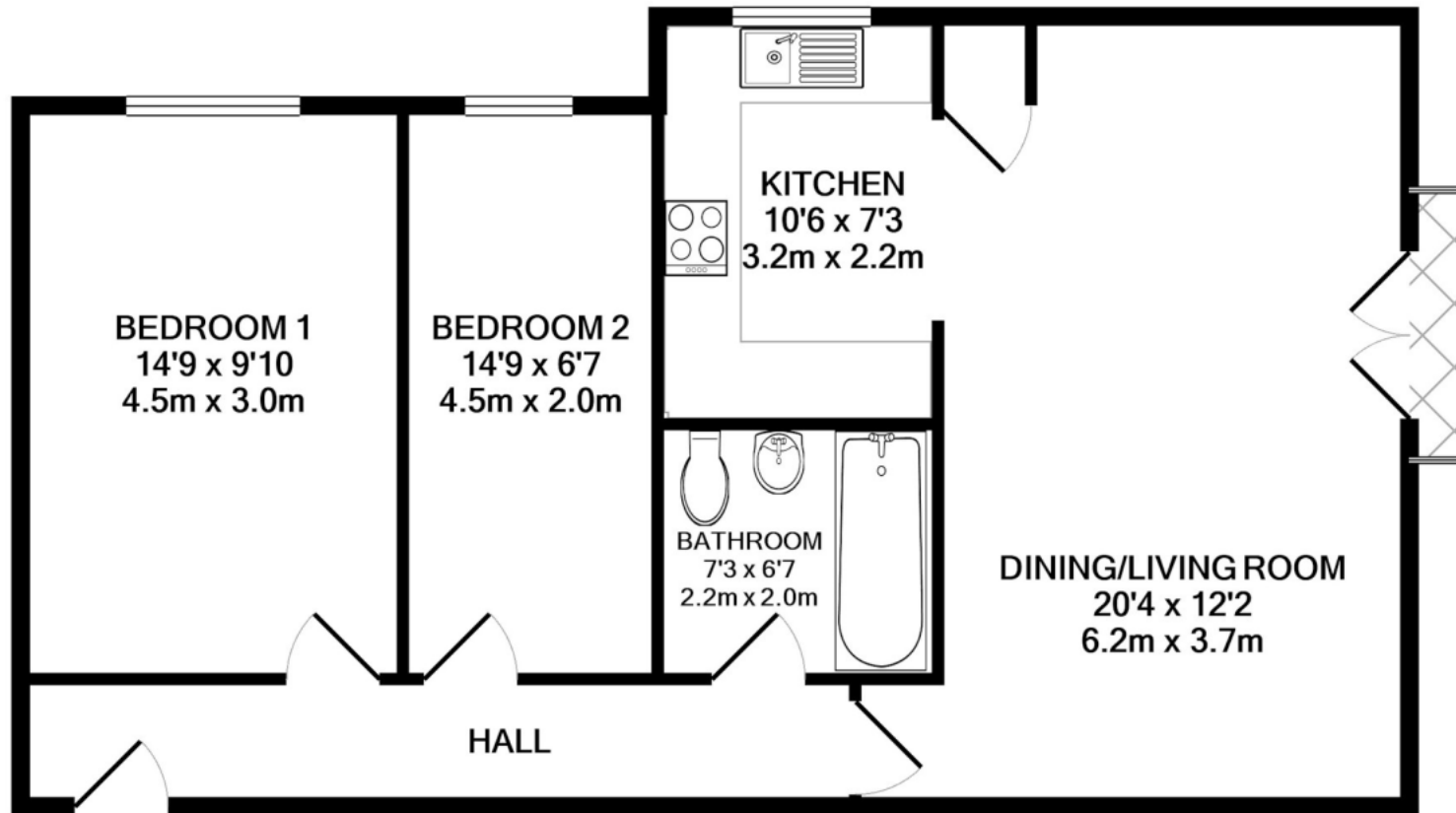
Merrifield Court is a particularly popular development situated on the southern outskirts of Welwyn Garden City approximately a mile and a half from the town centre's amenities.



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.







TOTAL APPROX. FLOOR AREA 690 SQ.FT. (64.1 SQ.M.)

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