



2 Bedrooms



1 Bathroom



1 Reception



EPC Band B

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Leasehold (130 years remaining)

Service Charge:  
£2,604.00 per annum

Ground Rent:  
£300.00 per annum

Council Tax Band:  
C £2,037.07 (2025-2026)

Local Authority:  
Welwyn Hatfield Borough Council



2-bedroom apartment with allocated parking, in a popular south Welwyn Garden City development, sold with no onward chain.

#### Description

A CHAIN FREE two-bedroom second-floor apartment with allocated parking, located in the highly sought-after Merrifield Court development in Welwyn Garden City. Ideally positioned within walking distance of local amenities, Welwyn Garden City town centre, and the mainline railway station, offering excellent links into London. The accommodation comprises an entrance hall, a spacious living room with French doors opening to a Juliet balcony, a fully fitted kitchen with integrated Bosch oven, two bedrooms, and a bathroom suite. Additional benefits include electric heating, double glazing, allocated parking, and well-maintained communal gardens. The property is offered for sale in good decorative condition and would make an ideal purchase for first-time buyers or investors. Leasehold: 150 years from March 2005. Ground Rent: £300 pa. Service Charge: £217 pm.

#### Location

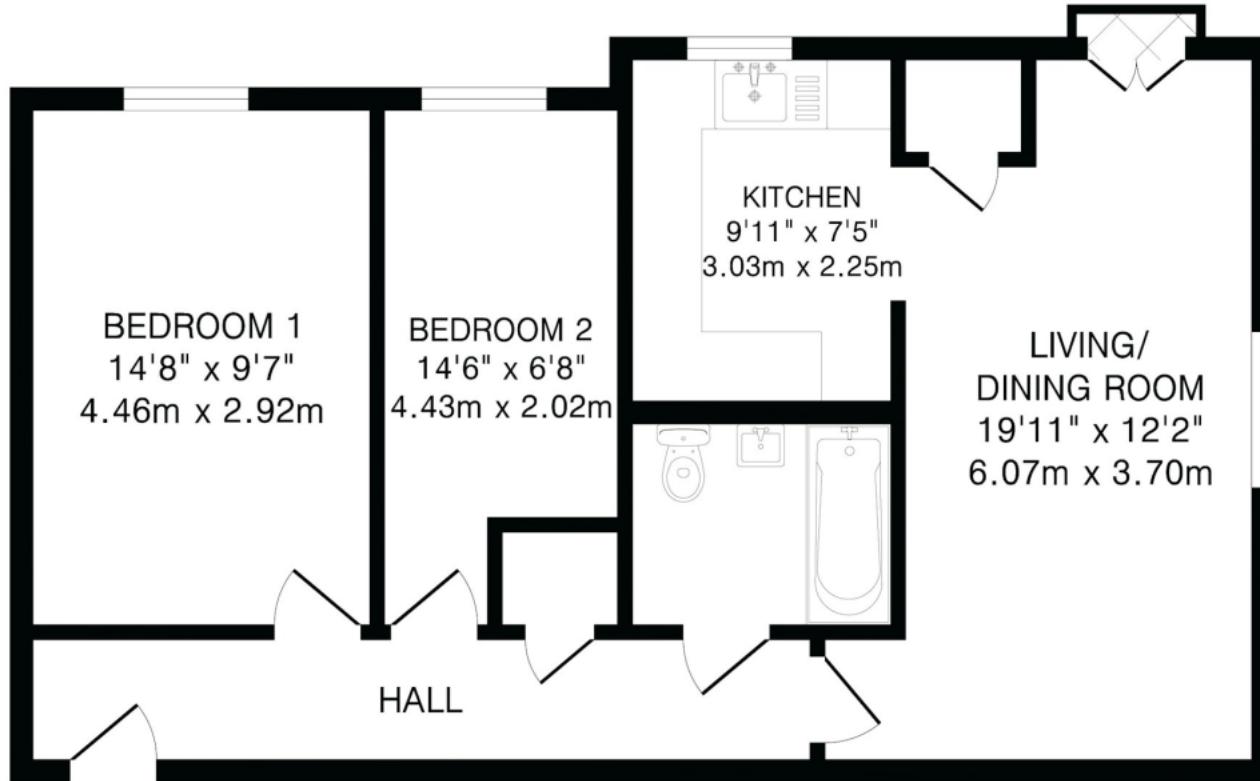
Merrifield Court is a popular development on Welwyn Garden City's southern outskirts, about 1.5 miles from the town centre's amenities, including a John Lewis, the Howard Shopping Centre, and the mainline rail station with fast services to London.

Buyers Information: - 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 FLOOR AREA: 666 sq.ft. (61.8 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.