



1 bedroom



1 bathroom



1 reception



Roof Terrace



Allocated



EPC Band C

Leasehold

Council Tax Band:

B £1,782.43 (2025-2026)

Local Authority:

Welwyn Hatfield Borough Council





Chain-free well-presented 1-bed apartment in modern development in town centre, steps from mainline station & amenities.

### Description

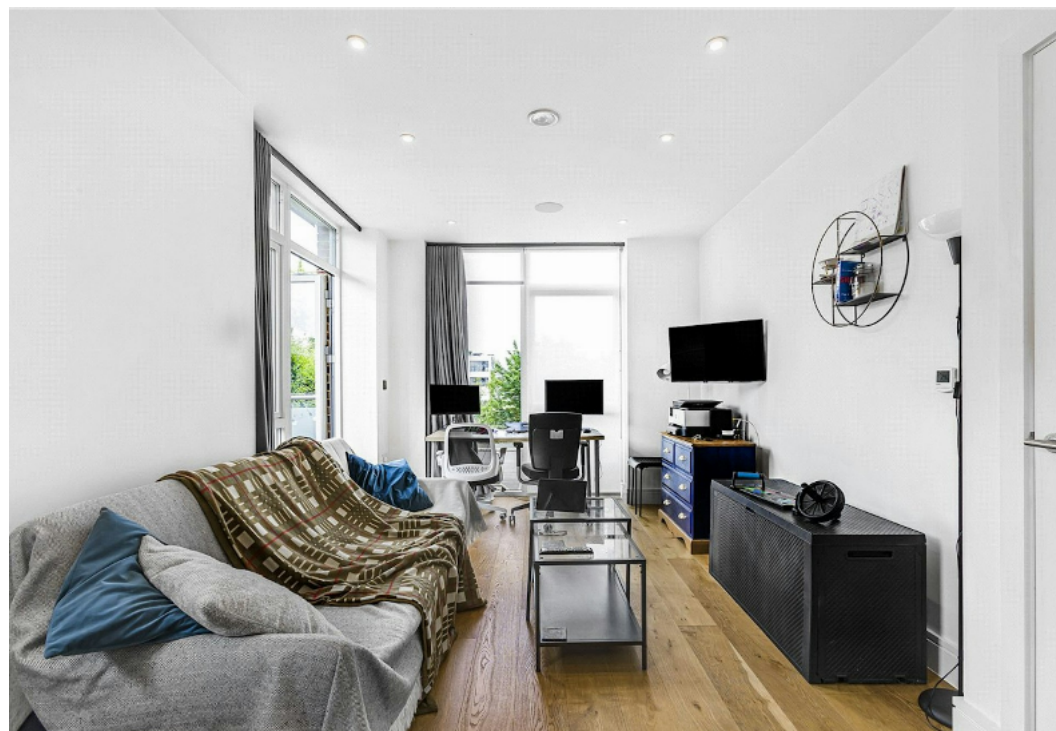
This one bedroom apartment is in excellent condition, finished to a very high standard. It features underfloor heating, a stylish fitted kitchen with quartz worktops, Siemens integrated appliances like an oven, microwave, induction hob, and integrated dishwasher and fridge/freezer. The shower room includes a heated towel rail, utility cupboard, LED feature lighting, and glass splashbacks. Other features are engineered oak flooring, a Wi-Fi enabled speaker system, a spacious sunny balcony, and a video entry phone system. The development offers a communal roof terrace, and the property includes one allocated parking space.

### Location

Mercury House is in Welwyn Garden City, blending rural and urban life with shops and eateries, plus leisure spots like Stanborough Park and Gosling sports centre. Train station a 5-min walk, with regular trains to Kings Cross and Moorgate.

### 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.

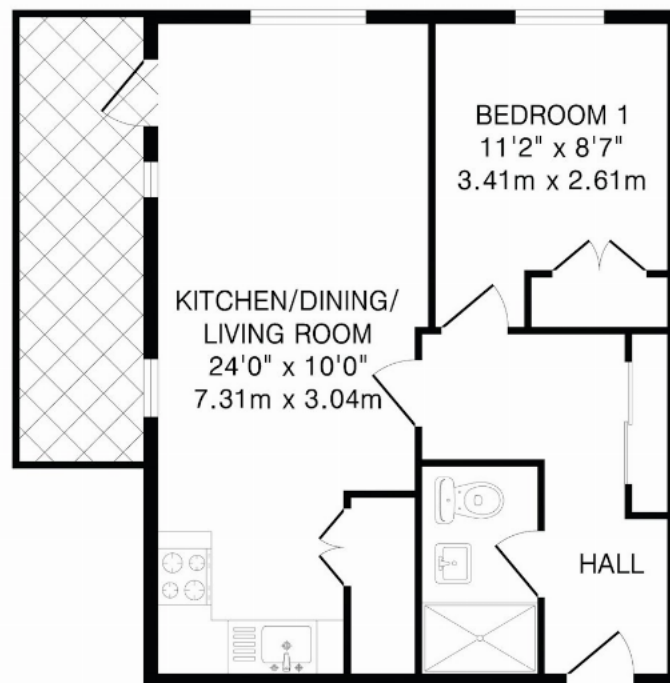












First Floor

TOTAL FLOOR AREA: 451 sq.ft.(41.8 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.