



17 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SG

Offers in excess of £280,000

Sell with us from £995 + VAT



Carnegie

Web: www.carnegieuk.com

Tel: 01707 330373/4

Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

17 Merrifield Court, Welwyn Garden City, Hertfordshire, AL7 4SG

Welcome to this delightful first-floor apartment located in the sought-after Merrifield Court, Welwyn Garden City. This charming property boasts two spacious double bedrooms, making it an ideal home for couples, small families, or those seeking a comfortable living space. With two well-appointed bathrooms, convenience and privacy are assured. The apartment features a welcoming reception room, perfect for relaxation or entertaining guests. Natural light floods the space, creating a warm and inviting atmosphere. The communal garden and playground provide an excellent outdoor area for leisure and recreation, making it a wonderful spot for families or those who enjoy spending time outdoors. Situated just a 20-minute walk from the vibrant town centre and the mainline station, this property offers easy access to a variety of shops, restaurants, and transport links, ensuring that you are well-connected to the surrounding areas. The chain-free status of this apartment adds to its appeal, allowing for a smooth and straightforward purchasing process. This property presents a fantastic opportunity for anyone looking to settle in a friendly community with excellent amenities nearby. Don't miss the chance to make this lovely apartment your new home in Welwyn Garden City.

Living room 18'4" x 11'1" (5.6m x 3.4m)

Kitchen 8'2" x 7'2" (2.5m x 2.2m)

Bedroom 1 11'5" x 11'1" (3.5m x 3.4m)

En-suite 7'2" x 5'10" (2.2m x 1.8m)

Bedroom 2 12'1" x 9'10" (3.7m x 3.0m)

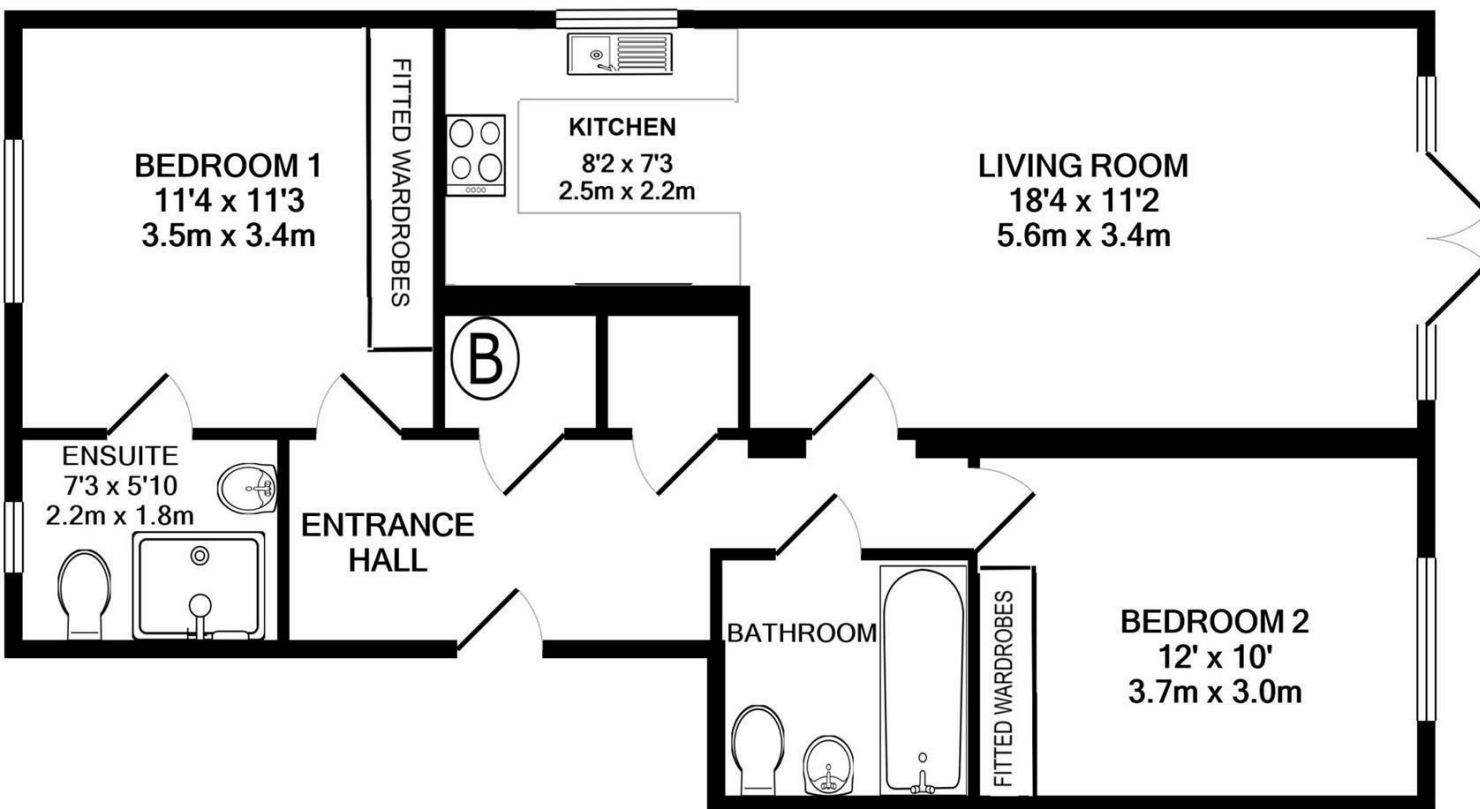
Bathroom



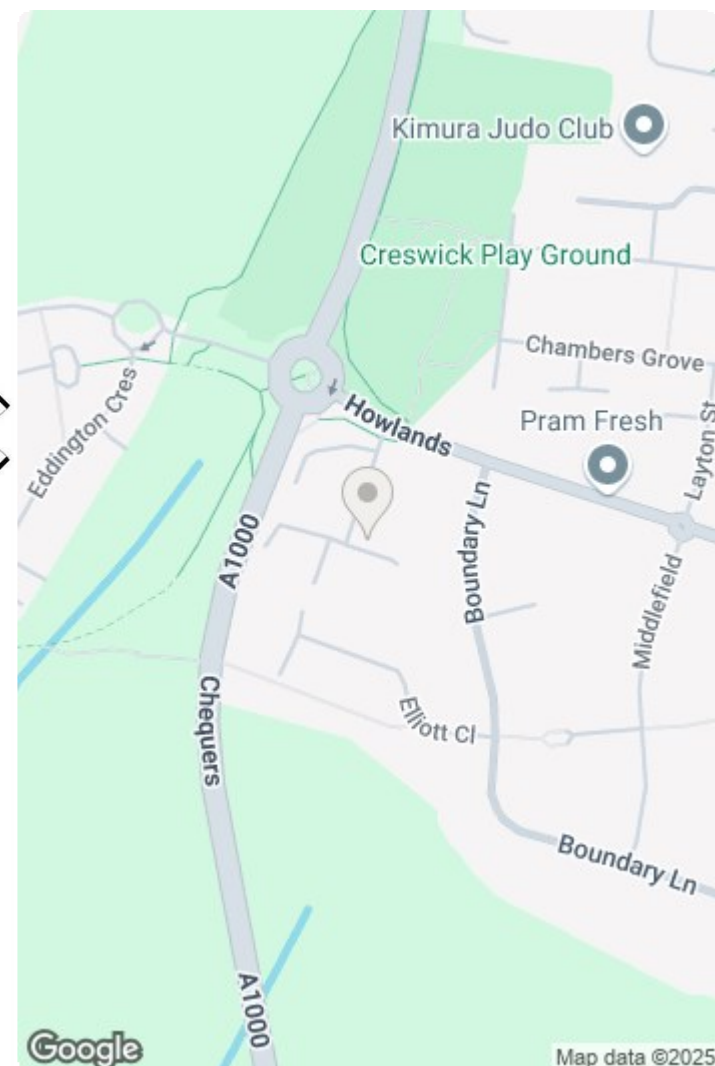
Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

Company incorporated in England No. 4713968
VAT No. 745 8368 91





TOTAL APPROX. FLOOR AREA 723 SQ.FT. (67.2 SQ.M.)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Handside House, Handside Lane, Welwyn Garden City, Herts AL8 6TA

