


**Mercury House
Broadwater Road
Welwyn Garden City
AL7 3FB**

 **1 Bedroom**

 **1 Bath/Shower Room**

 **1 Reception Room**

 **Allocated Parking**

 **Communal Roof Terrace
Private Patio**

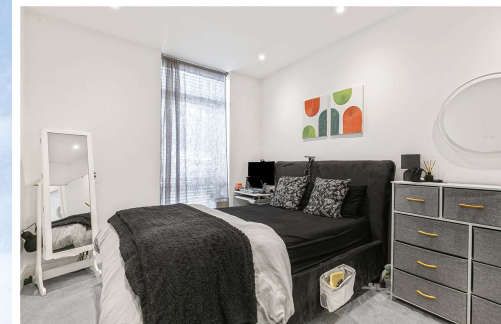
 **EPC Band C**

Council Tax
Band: B £1,782.43 (Apr 25/Mar 26)

Leasehold: 150 years from 24/6/2019
Service Charges £1,470 pa
Ground Rent £150 pa

Guide Price
£240,000 Leasehold

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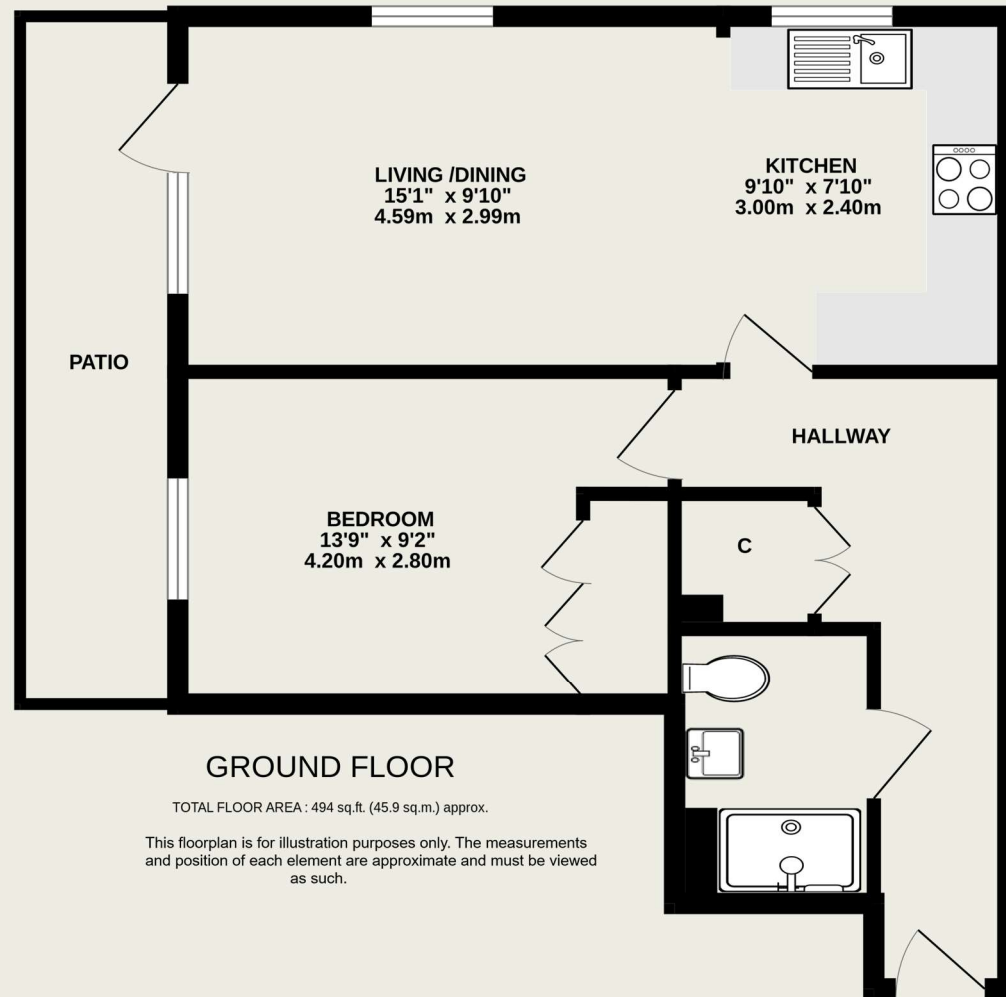
This contemporary one bedroom apartment, situated on the ground floor, is finished to a high specification throughout, with a video entry system, allocated parking space and no onward chain.

Description

This modern ground floor apartment comprises an entrance hall leading to the open plan kitchen and living/dining area featuring engineered wood flooring with a good size private patio. Finished to a high standard, the kitchen includes Siemens integrated appliances and a contemporary design. A bright double bedroom completes the living space with the property serviced by a modern bathroom suite with Hansgrohe and Duravit fittings, complemented by high-end Catalano Vanity units. Access to the development includes a video entry system. Externally the property benefits from a communal rooftop terrace and an allocated parking space. The property is also being sold with no onward chain.

Location

The Mercury House development is conveniently located within a 5-minute walk to the mainline station (London Kings Cross 28 minutes). Shire Park Business Park and the town centre with its extensive amenities including John Lewis, Waitrose and The Howard Centre are also a short walk away.



Important Information

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