



13 Mercury House Broadwater Road, Welwyn Garden City, Hertfordshire, AL7 3FB

**£255,000**

Sell with us from £995 + VAT



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



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A very smart recently built first floor 1 bedroom flat in this superb location close to Welwyn Garden City and Station. The flat benefits from underfloor heating, a German fitted kitchen with quartz worktops and Siemens integrated appliances including an oven, microwave, induction hob and integrated dishwasher and fridge/freezer. LED feature lighting and glass splashbacks. The bathroom suite features walk in shower, basin and wc. Lift access and allocated parking space.

Entrance hall

Living/dining room 15'1" x 9'10" (4.6m x 3.0m)

Kitchen 9'10" x 7'10" (3.0m x 2.4m)

Bedroom 13'9" x 9'2" (4.2m x 2.8m)

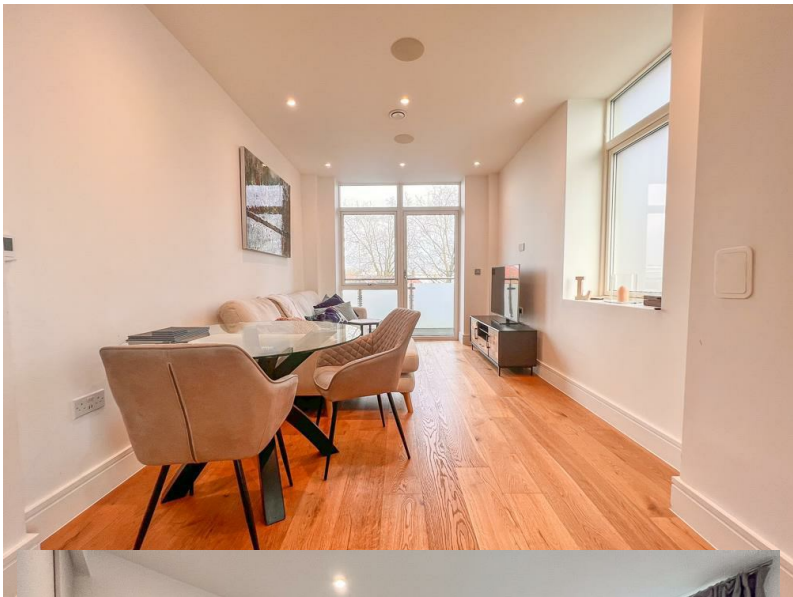
Shower room

Balcony

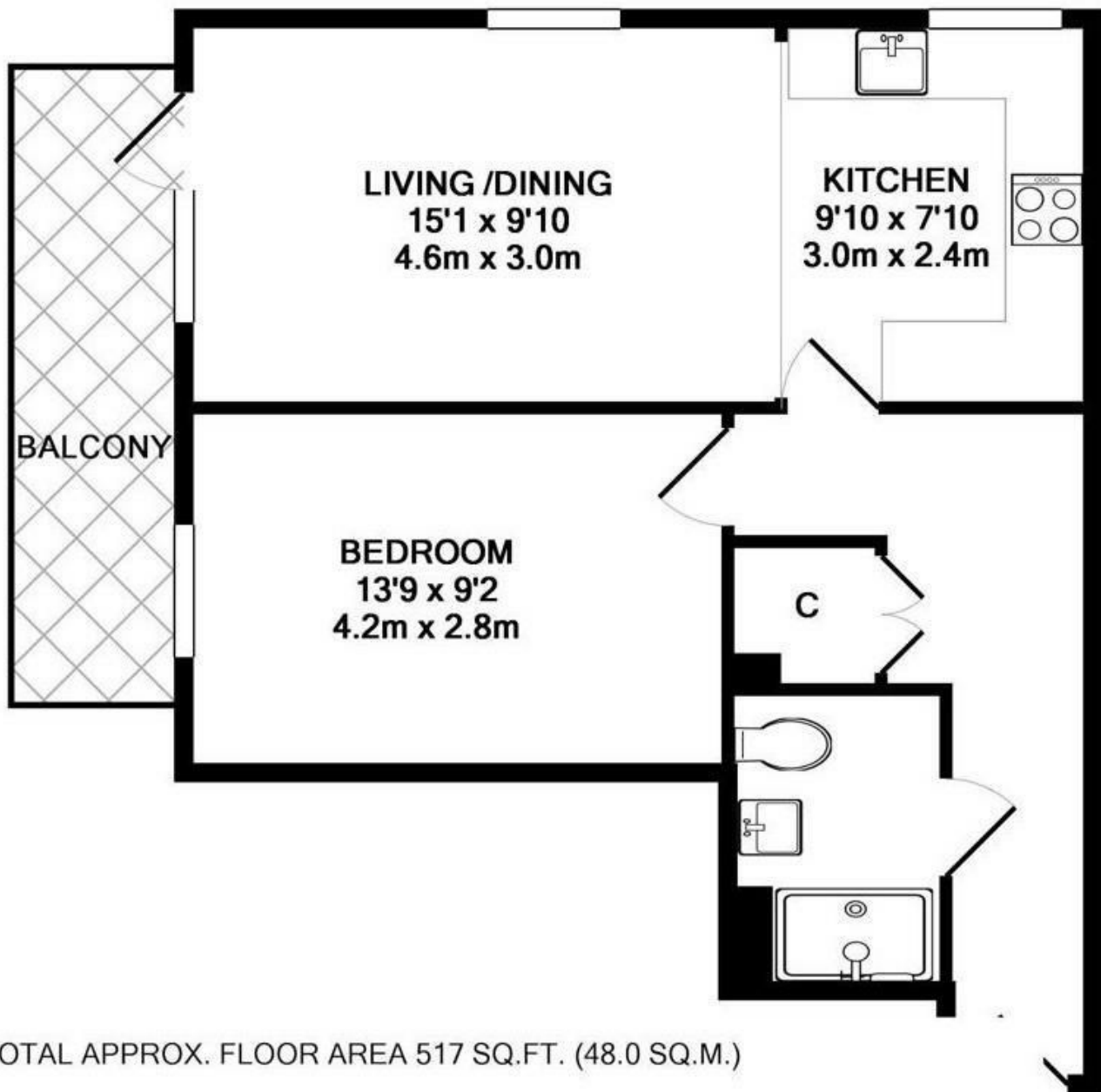
Parking space

Lease information

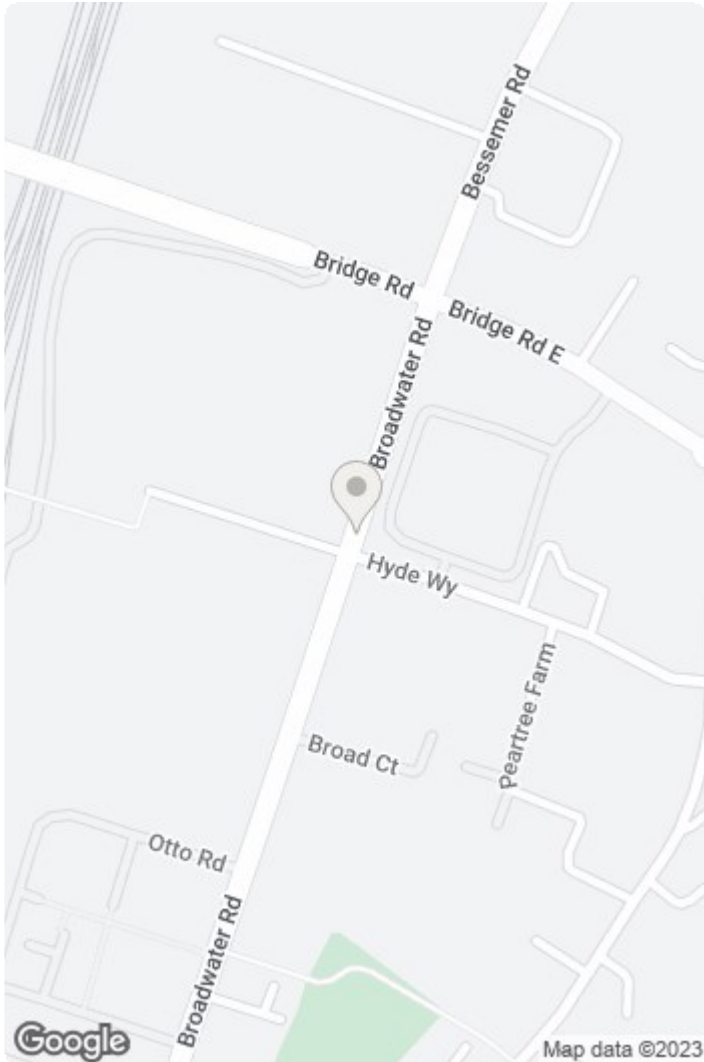
150 years from 2020 - 147 years left.  
Council tax band is B - £1,545.57 for 22/23  
Ground Rent - £150 per annum  
Service charge - £117 per month



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TOTAL APPROX. FLOOR AREA 517 SQ.FT. (48.0 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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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