



42 Merrifield Court, Welwyn Garden City, AL7 4SG

Guide price £250,000

Sell with us from £995 + VAT



Carnegie

Web: [www.carnegieuk.com](http://www.carnegieuk.com)

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

## 42 Merrifield Court, Welwyn Garden City, AL7 4SG

Very smart and bright 2 bedroom 3rd floor flat in this very popular development close (15 min walk) to Welwyn Garden City Town Centre. Accommodation includes living/dining room, fitted kitchen and bathroom with shower over bath. Allocated parking space.

### Entrance hall

**Kitchen** 8'5" x 7'4" (2.57m x 2.25m)

**Living/dining room** 18'5" x 11'11" (5.62m x 3.64m)

**Master bedroom** 14'6" x 9'11" (4.43m x 3.04m)

**Bedroom 2** 14'7" x 6'11" (4.45m x 2.11m)

### Bathroom

### Allocated parking space

### Lease details

Service Charge - £106.29 per month inc water rates

Ground rent - £300 per annum

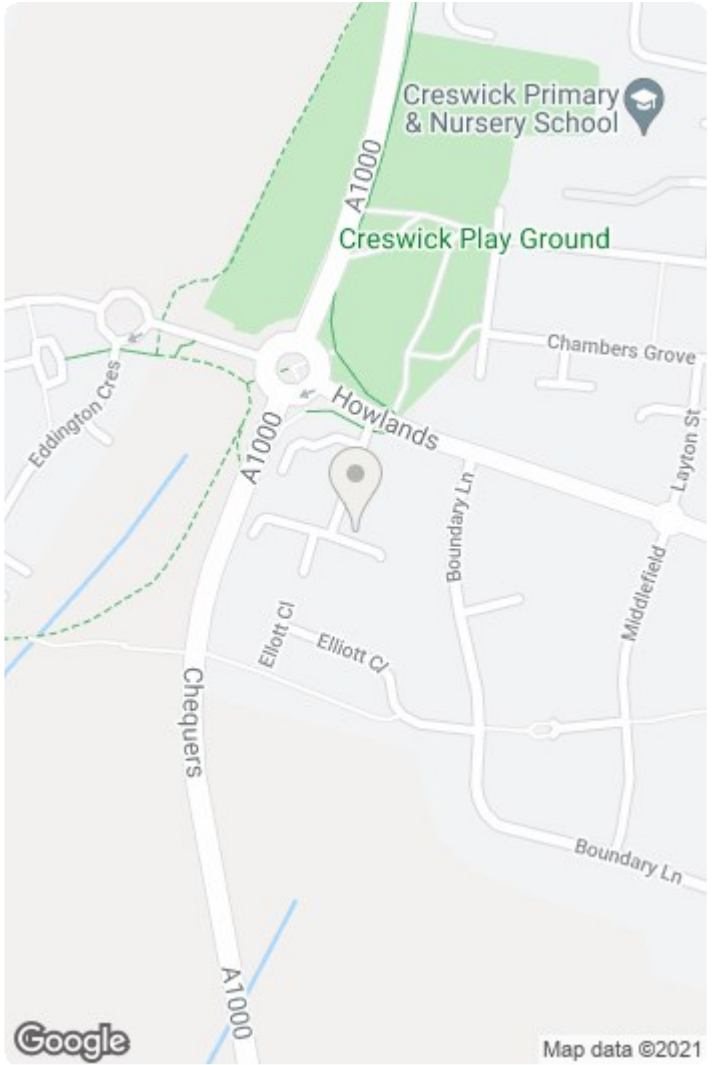
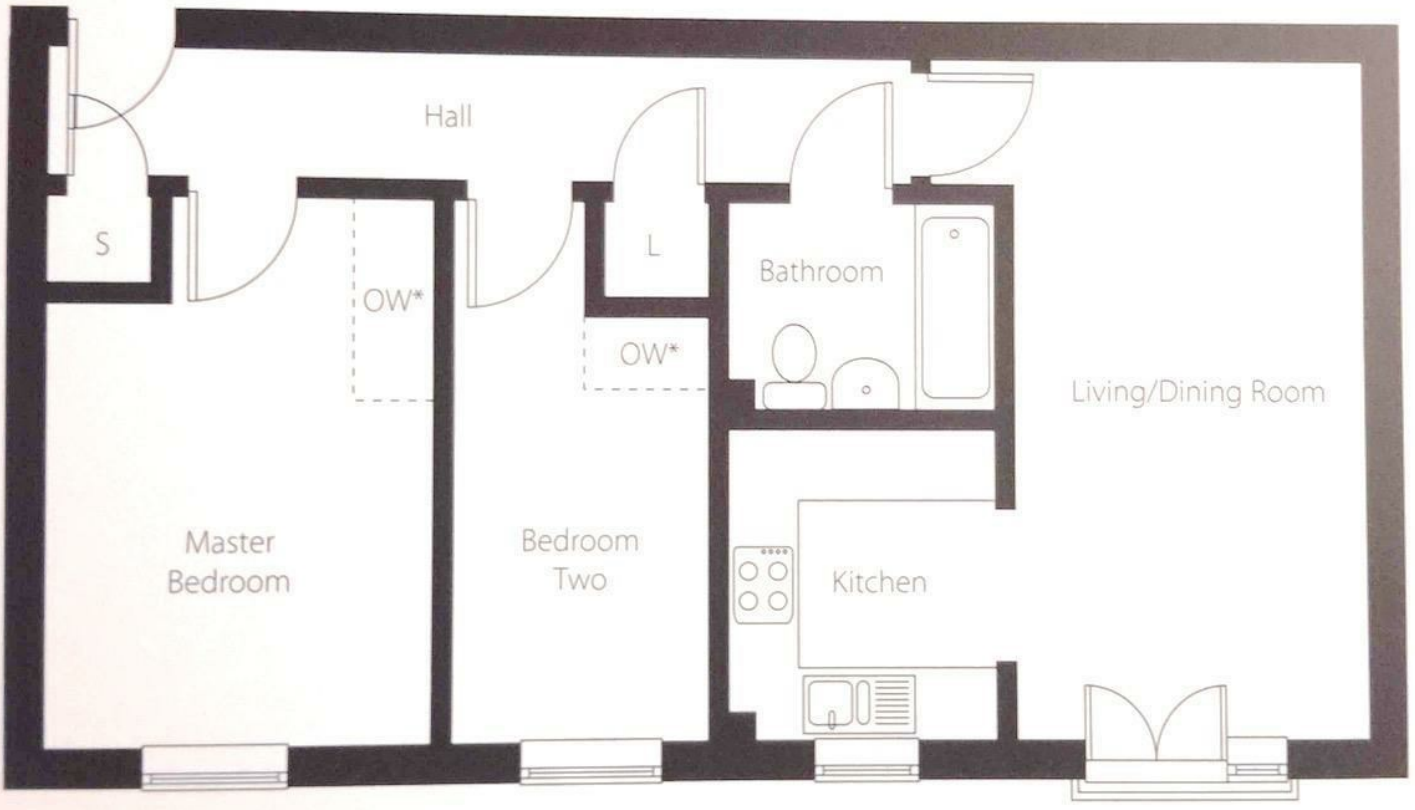
Lease 150 years from 2005 (138 yrs remaining).



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





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