

FOR SALE



Salvisberg Court, Welwyn Garden City

One Bedroom, One Bathroom Apartment

ASKING PRICE OF £240,000

MARTIN&CO



- CHAIN FREE!
- One Bedroom third floor Apartment
- A short walk to the Town Centre and Train Station
- Allocated secure underground parking
- Hot water and Heating included in service charge
- Video Entry-phone system
- Integrated appliances

SUMMARY

CHAIN FREE!! This modern one-bedroom third floor property is located on the popular and convenient 'Mirage' development, located a very short walking distance from the Town Centre and Train Station. The property features entrance hall, open-plan kitchen/lounge, double bedroom, and bathroom. The development benefits from exceptional transport links, with Welwyn Garden City railway station a stone's throw away, offering regular services to London King's Cross in under 30 minutes, and access to the A1(M) is within two miles.

ENTRANCE HALL

Composite front door leading to hallway. Laminate floor, radiator, cupboard housing hot water tank, video entry-phone, two ceiling lights.

OPEN-PLAN KITCHEN/LIVING AREA 19' 6" x 14' 4" (5.94m x 4.38m)

Laminate floor, radiator, a range of white gloss wall and base units, laminate worktops, stainless steel sink with mixer tap, tiled surround, integrated appliances including oven with hob and extractor hood over, fridge/freezer, washing machine and dishwasher, double-glazed obscured window, inset LED ceiling lights.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



The lounge area features double-glazed windows to front and side aspect, and double-glazed French doors with Juliet balcony, ceiling light.



EXTERNAL SPACE

Allocated secure underground parking, communal gardens.

DOUBLE BEDROOM 13' 11" x 10' 9" (4.25m x 3.30m)

Carpet, radiator, built-in mirrored wardrobe/cupboard, double-glazed window, and French doors to front aspect with Juliet balcony, ceiling light.

LEASE	111 YEARS REMAINING
GROUND RENT	£257.01 PA
SERVICE CHARGE	£2942.20
COUNCIL TAX	BAND B

BATHROOM

Vinyl floor, white bathroom suite comprising panel enclosed bath with electric shower, shower screen, stainless steel mixer tap, pedestal sink with stainless steel mixer tap, low-level WC, part-tiled walls, heated towel rail, extractor fan, ceiling lights.



Approximate Gross Internal Area = 47.5 sq m / 511 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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