

FOR SALE



**** REDUCED ** Salvisberg Court, Welwyn Garden City**

One Bedroom, One Bathroom, Apartment with Parking

ASKING PRICE OF £217,000





- 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
- Lift to all floors

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.

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		



OPEN-PLAN KITCHEN/LIVING AREA 19' BATHROOM

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

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.

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.



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

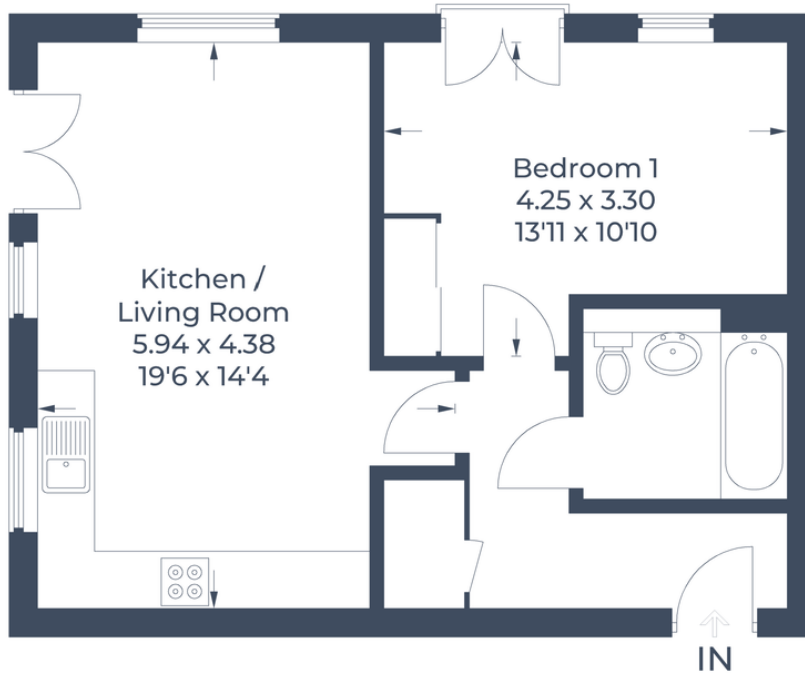


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