

FOR SALE



9 Salvisberg Court, Welwyn Garden City

Two Bedroom, Two Bathroom, Ground Floor Flat

Offers In the Region of £295,000





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Two Bedrooms, Two Bathrooms

Offers In Region of £295,000

- Well Presented Ground Floor Two Bedroom Two Bathroom Apartment
- Excellent location within walking distance of WGC Town Centre & Train Station
- Secure covered allocated parking space
- Balcony
- Entryphone System
- Communal Parking

SUMMARY

This modern well-presented two-bedroom, two bathroom Apartment is located on a popular and convenient development, located a very short walking distance from WGC Town Centre and Train Station. The property features entrance hall, open-plan kitchen/lounge/diner, master bedroom with ensuite, second bedroom, bathroom, decked balcony looking out onto communal gardens and covered allocated parking. 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. Welwyn Garden City features a good range of shops, restaurants, cafes and other independent retailers, along with Waitrose, Sainsburys and John Lewis. ** Viewing is highly recommended **

ENTRANCE HALL

Laminate floor, radiator, entry-phone, cupboard housing hot water tank, utility meters and storage space, door leading to main bathroom.



BATHROOM

Tiled floor, white bathroom suite comprising panel enclosed bath, silver mixer tap, shower attachment and screen, sink housed in vanity unit, silver mixer tap, low-level WC, bathroom cupboard, mirror, heated towel rail, part-tiled walls, extractor fan, inset LED lights.

KITCHEN/LOUNGE/DINER 19' 6" x 17' 0" (5.94m x 5.18m)

Laminate floor, radiator, a range of modern white gloss kitchen base and wall units, stainless steel sink with mixer tap, over and under cupboard lighting, laminate work surfaces, integrated appliances including Zanussi electric oven with extractor filter-hood over, extractor fan, washer/dryer, fridge-freezer, part-tiled walls, two double-

glazed windows overlooking communal gardens, fitted blinds, smoke alarm, two ceiling lights.

MASTER BEDROOM 13' 3" x 11' 1" (4.04m x 3.40m)

Laminate floor, radiator, double-glazed window and French doors leading onto balcony, fitted blinds, built-in wardrobe/cupboard space, ceiling light.

ENSUITE

Tiled floor, radiator, double shower cubicle **with** electric shower, white pedestal sink with silver mixer tap, low-level flush WC, mirror, part-tiled walls, extractor fan, ceiling light.



BEDROOM TWO 10' 8" x 9' 8" (3.25m x 2.95m)

Laminate floor, radiator, two double-glazed windows overlooking communal gardens, fitted blinds, built-in wardrobe/cupboard, ceiling light.

EXTERNAL AREA

Allocated secure covered parking space, balcony with glass balustrade and decking, facing onto attractive communal gardens.

EPC BAND TBC.





Approximate Gross Internal Area = 65.0 sq m / 700 sq ft

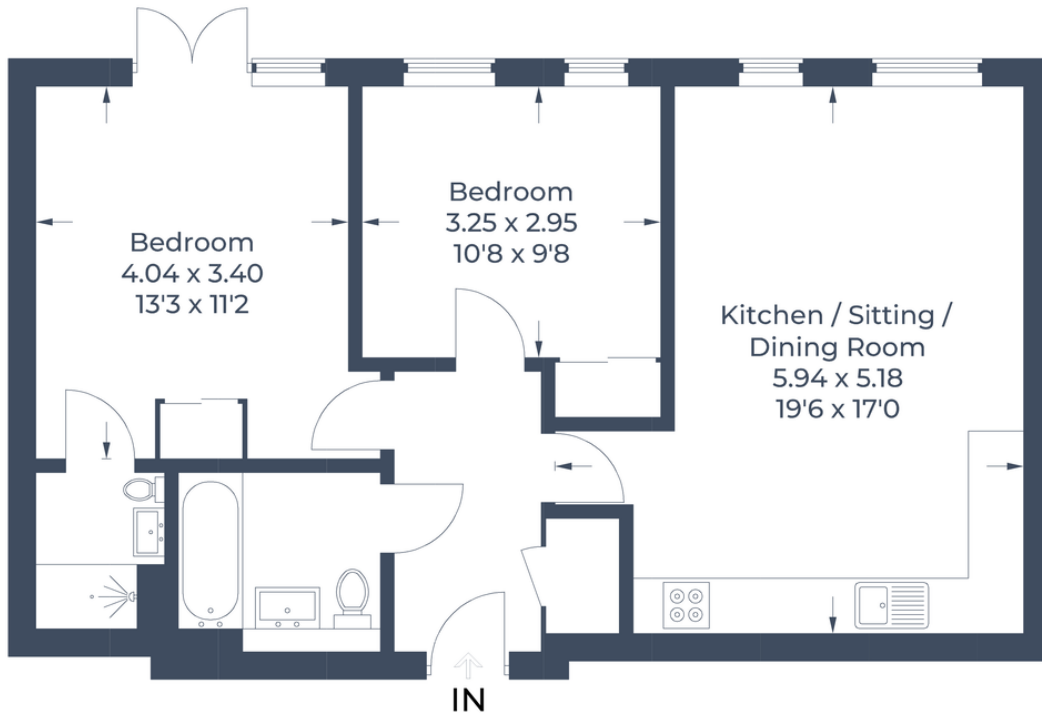


Illustration for identification purposes only,
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