



WRIGHTS

Salvisberg Court, Otto Road, WELWYN GARDEN CITY, Hertfordshire, AL7 3EQ

- TWO BEDROOMS
- LIFT ACCESS TO ALL FLOORS
- FIRST FLOOR APARTMENT
- SECURITY ACCESS INTERCOM
- SECURE UNDERGROUND GATED PARKING
- KITCHEN WITH APPLIANCES
- CLOSE TO THE MAINLINE STATION AND TOWN CENTRE
- SOUTH FACING BEDROOMS



PROPERTY DESCRIPTION

****CHAIN FREE**** Discover a fantastic opportunity to acquire this bright and airy first-floor two-bedroom contemporary apartment, tastefully decorated in neutral colours. This residence is perfect for buyers seeking their dream home in Welwyn Garden City. Key features being: High-spec kitchen and bathroom, expansive high ceilings, colour video entry system, and lift access to all floors. Secure gated underground car parking and bike storage. Beautifully landscaped courtyard gardens This development is ideally situated with exceptional transport links. Welwyn Garden City railway station is just a short distance away, providing regular services to London King's Cross in under 30 minutes. Additionally, Junction 4 of the A1(M) is within two miles.



ROOM DESCRIPTIONS

ABOUT SALVISBERG COURT

Step into an elegant and sophisticated apartment featuring high ceilings and expansive floor-to-ceiling windows that bathe the interior in natural light. Decorated in neutral colors, this space offers a calming retreat from the hustle and bustle of everyday life. Upon entering, you are welcomed by a spacious entrance hall with all doors leading off. The open-plan dining, kitchen, and lounge create an ideal setting for entertaining. The kitchen boasts sleek white gloss cabinets, along with appliances providing both style and functionality. There is ample space for a dining table, perfect for gatherings, before retreating to the inviting lounge area.

CONTINUED

The main bedroom features large full-length windows which are south facing, enhancing the bright and airy ambiance, while the second bedroom is generously sized, also with a full-length window and built-in cupboards. The bathroom is spacious and well-appointed, featuring a modern white suite complemented by partly tiled walls and floor. There is a chrome heated towel rail and window for ventilation. Outside, residents can enjoy secure underground parking, beautifully landscaped communal gardens, and a tranquil courtyard perfect for relaxation.

PARKING ARRANGEMENTS

Secure undercroft parking bay for one car accessed via the remote roller shutter. There are visitors bays plus unrestricted parking on Penn Way.

LEASE INFORMATION

Lease: 125 Years from 1st January 2011

Ground Rent: £321.26 for the annum.

Service Charge: £267.77 Per month. Includes heating and hot water. Buildings insurance also included.

Council Tax Band C.

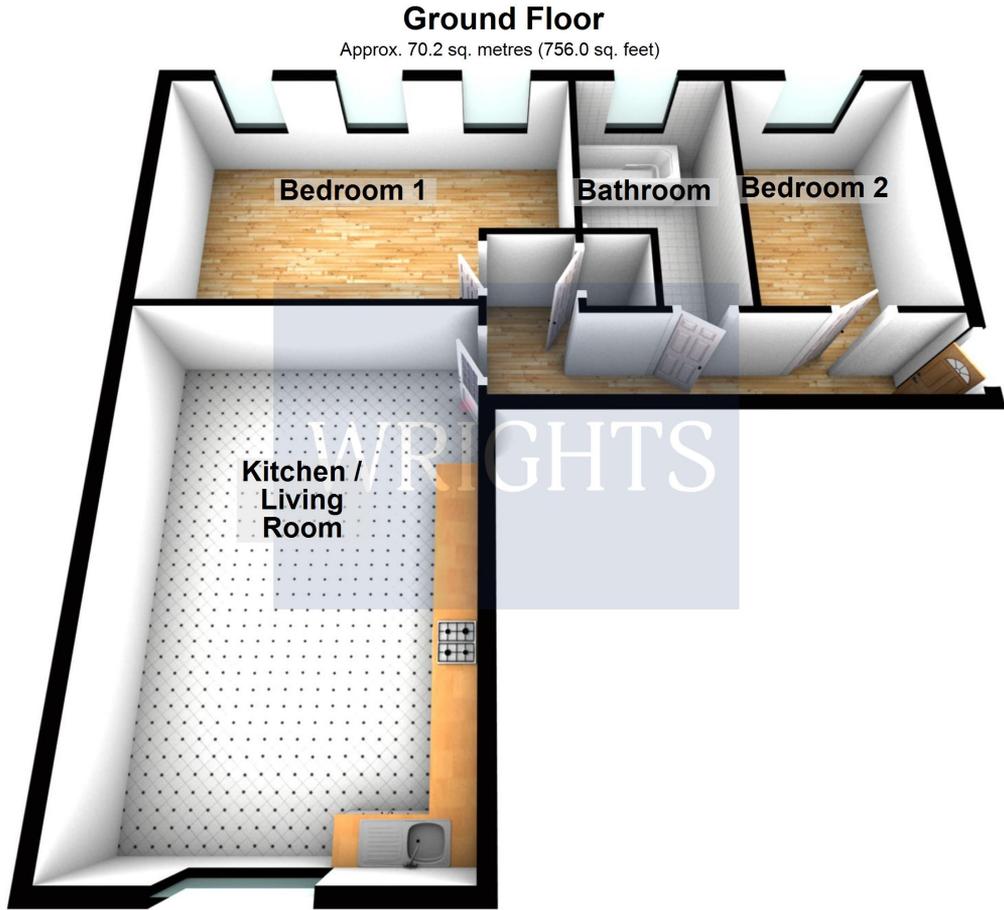
ABOUT WELWYN GARDEN CITY

Welwyn Garden City, founded in 1920 by Sir Ebenezer Howard, is recognized as one of the first garden cities in the world, blending urban living with lush green spaces. The town was designed to offer residents a balance of residential, commercial, and agricultural environments while promoting community spirit. Over the years, Welwyn Garden City has developed a rich history, with iconic architecture reflecting its early 20th-century design principles. Amenities in the town include a vibrant town center with a variety of shops, restaurants, and cafes, as well as cultural venues. Residents can enjoy a selection of parks and nature reserves, which offers walking and cycling paths. The well-connected public transport options, including the railway station with direct services to London, make it an attractive location for commuters while maintaining a charming, community-focused atmosphere.

BUYER INFORMATION

In accordance with the UK's Anti Money Laundering (AML) regulations, we must verify the identity of all potential buyers at the time an offer is accepted. To achieve this, we utilise a third-party Identity Verification System. There is a nominal fee of £35 (per person) inclusive of VAT for this service. Buyers must be made aware of this information prior to having their offer accepted as this will form part of the process of agreeing a sale in a timely manner.





Total area: approx. 70.2 sq. metres (756.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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