



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

- CHAIN FREE
- LIFT ACCESS TO ALL FLOORS
- PRIVATE UNDERGROUND SECURE PARKING
- STONES THROW FROM THE MAINLINE STATION
- LUXURY FINISH
- JULIET BALCONY
- TAYLOR WIMPY 2013 BUILD
- DUAL ASPECT LIVING ROOM
- WALKING DISTANCE TO THE TOWN CENTRE



PROPERTY DESCRIPTION

****CHAIN FREE**** A fantastic opportunity to purchase this beautifully presented Mid-floor one bedroom apartment. Built in 2013 by Taylor Wimpy on the exclusive 'Mirage' development. The apartment offers a wealth of choice for buyers looking for their dream home in Welwyn Garden City, and is perfect for commuters looking for a well connected and desirable location outside central London. Features include: HIGH SPEC FULLY INTEGRATED KITCHEN and LUXURY BATHROOM, video entry system, lift to all floors, SECURE GATED UNDER GROUND ALLOCATED PARKING BAY and bike storage. HEATING AND HOT WATER INCLUDED IN THE SERVICE CHARGE. Secure landscaped courtyard gardens. The development benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away, offering regular services to London King's Cross in under 30 minutes, while Junction 4 of the A1 (M) is within two miles of the development. Energy rating B. An integral viewing comes highly recommended. An investor could achieve in the region of £1150 pcm.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Security intercom, carpeted hallways and staircases. Lift to all floors and motion detect lighting. The post boxes are in the entrance and the bin store is adjacent.

APARTMENT ENTRANCE

Large carpeted hallway and airing cupboard. All rooms lead off.

OPEN PLAN KITCHEN LIVING ROOM

Living room area has dual aspect windows and a Juliet balcony offering natural light to stream in. all carpeted. This modern kitchen area has fully integrated appliances including an oven, electric hob and extractor. The floor area of the kitchen is tiled.

BEDROOM

Two large windows in the bedroom offering plenty of light in to the bedroom. Enough space for a wardrobe and workspace for work from home option.

BATHROOM

Luxury three piece suite which includes a bath with shower over, part tiled walls and floor. For comfort there is a radiator, extractor for ventilation.

COMMUNAL GARDENS

Accessed internally from the block with additional external security door.

PARKING ARRANGEMENTS

Private parking bay under the block accessed via the remote roller shutter. Additional visitor parking and unrestricted street parking to Penn Way.

LEASE INFORMATION

Lease: 125 years from 2011 (112 years remaining)

Ground Rent: £257.01 annually.

Service Charge: £2 600 annually including heating and hot water.

Building insurance also included.

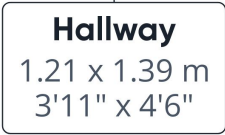
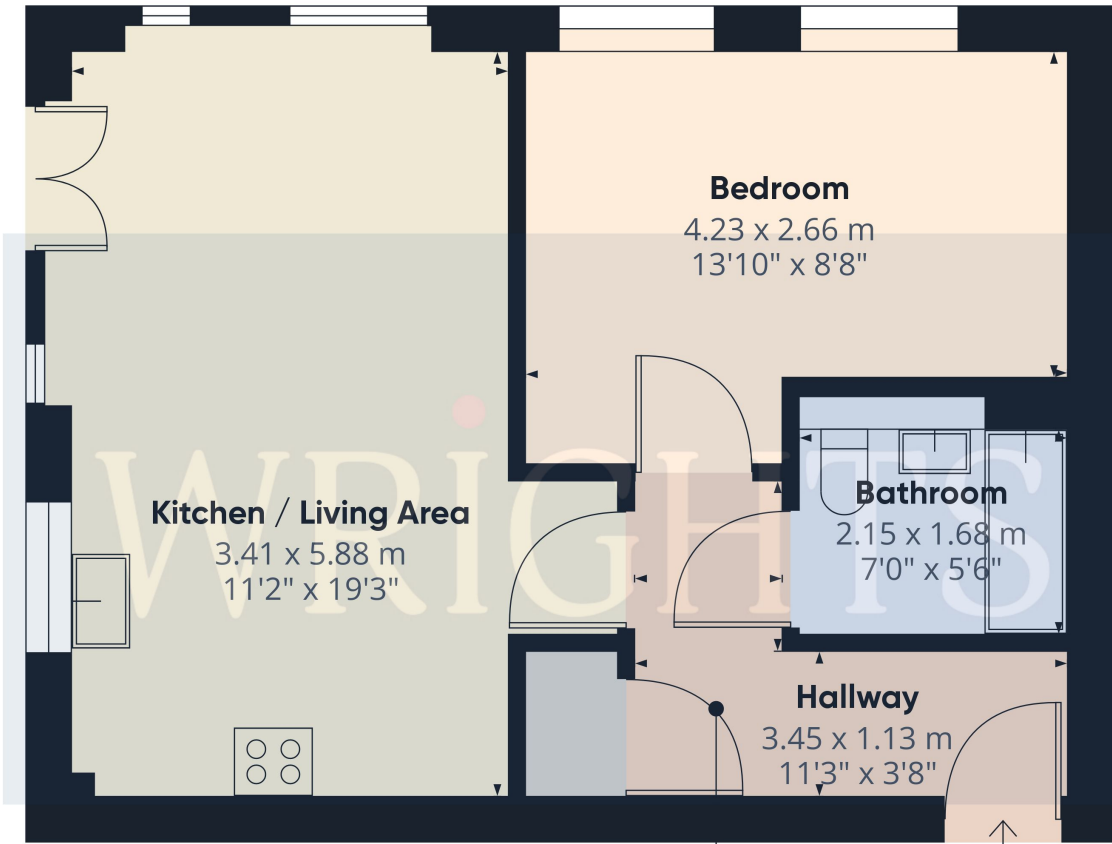
COUNCIL TAX BAND B

£1,698.78

ABOUT WELWYN GARDEN CITY

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favorites including John Lewis, there is also a Waitrose and a Sainsburys on the outskirts of the town. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere, Megans is a great place to meet friends





Approximate total area⁽¹⁾
45.71 m²
492 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	82	82
(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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