



WRIGHTS

# 46 Salvisberg Court, WELWYN GARDEN CITY, Hertfordshire, AL7 3EQ

- CHAIN FREE BEAT THE STAMP DUTY DEADLINE
- ENERGY EFFICIENT HEATING AND HOT WATER INCLUDED IN THE SERVICE CHARGE
- PRIVATE SECURE UNDERGROUND PARKING BAY
- COMMUNAL GARDENS
- ONE OWNER FROM NEW
- YARDS FROM THE TOWN CENTRE AND THE MAINLINE STATION
- AMTICO FLOORING
- BESPOKE JOHN LEWIS WARDROBES TO BOTH BEDROOMS
- FULLY TILED BATHROOMS WITH CHROME FITTINGS
- FULLY INTEGRATED KITCHEN



## PROPERTY DESCRIPTION

**\*\*CHAIN FREE, BEAT THE STAMP DUTY DEADLINE\*\*** Discover this exceptional opportunity to own a spacious and modern TOP FLOOR apartment featuring TWO DOUBLE BEDROOMS AND TWO BATHROOMS. Regarded as the largest in the block, this ONE OWNER FROM NEW property was constructed by Taylor Wimpey within the prestigious 'Mirage' development, this apartment includes a PRIVATE SECURE UNDERGROUND PARKING BAY. It is ideal for buyers seeking their dream home in Welwyn Garden City, especially commuters looking for a well-connected and sought-after location just outside central London. Key features include; UPGRADED BESPOKE JOHN LEWIS WARDROBES TO BOTH BEDROOMS, FULLY TILED BATHROOMS WITH UPGRADED CHROME FITTINGS and a FULLY INTEGRATED KITCHEN. Energy efficient, the heating and hot water are included in the Service charge. Video secure entry system, lifts to all floors, and secure courtyard gardens, all with a long lease in place. The development boasts outstanding transport links, with Welwyn Garden City railway station just a short walk away, providing regular services to London King's Cross and Moorgate in under 30 minutes. Additionally, the A1M is located within two miles of the property. For investors, this apartment has the potential to generate a rental income of £1,450 per month. Energy rating: C.





## ROOM DESCRIPTIONS

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### WELCOME TO SALVISBERG COURT

Such a warm and welcoming apartment which is flooded with light across two aspects. A large bright entrance hall with all doors leading off, stylish Amtico flooring throughout the entrance hall and main living area. An open plan design with the kitchen units are of a modern style finished in a two tone colour. Extras include; lighting under and above, plenty of work surfaces, built in oven and hob. Integrated dishwasher, washer/dryer and fridge/freezer. The lounge area is very spacious with views overlooking the well kept landscaped courtyard below. The main bedroom has French doors and windows and features a Juliet balcony, making this room a very bright and airy space, the bespoke wardrobes will remain. The en-suite is in white and has a double power shower cubicle with upgraded chrome fittings, the walls and floors are tiled, for comfort there is a heated towel rail and window for ventilation.

### Continued

The second bedroom is an ideal work from home room with the flexibility of space for a double bed. Matching bespoke fitted wardrobe. The main bathroom suite offers a three piece suite with a power shower over the bath, upgraded chrome fittings, fully tiled walls and floor. A chrome heated towel rail and window complete this room. Additional upgrades include, light fittings, chrome switches and all

### Externally

Outside there is a delightful landscaped gated garden to enjoy. Private parking under-croft and unrestricted visitors & street parking.

### 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.

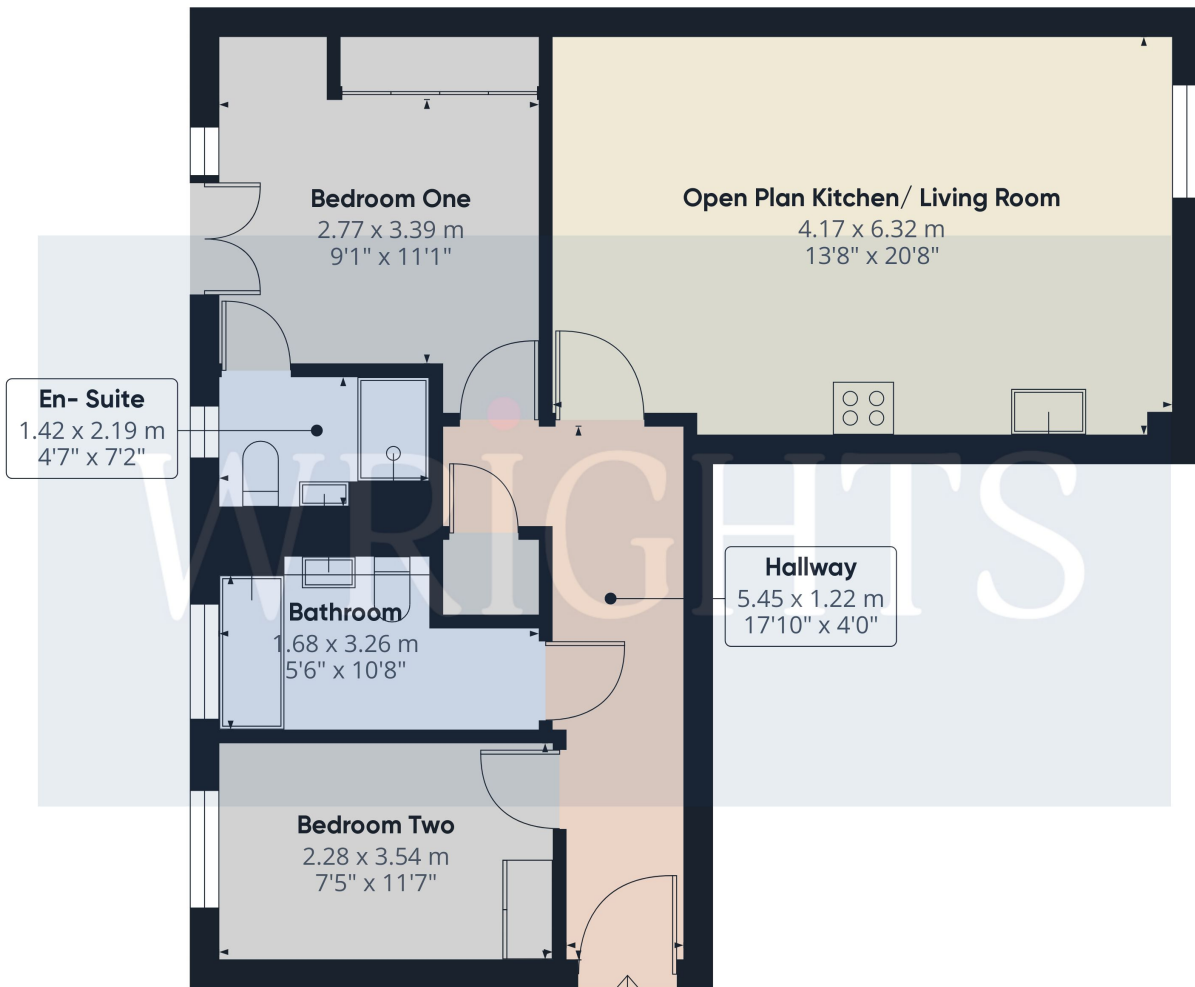
### ABOUT WELWYN GARDEN CITY

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.



# FLOORPLAN & EPC

WRIGHTS



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**Approximate total area<sup>®</sup>**  
64.05 m<sup>2</sup>  
689.44 ft<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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