



70 Salvisberg Court, WELWYN GARDEN CITY, Hertfordshire, AL7 3EQ

- STUNNING CONTEMPORARY APARTMENT
- UNDERGROUND PRIVATE PARKING
- LIFT ACCESS TO ALL FLOORS
- BALCONY
- TWO DOUBLE BEDROOMS
- EN-SUITE
- FITTED KITCHEN WITH APPLIANCES
- TOWN CENTRE LOCATION
- WALKING DISTANCE TO MAINLINE STATION



PROPERTY DESCRIPTION

THE HIGHEST OF SPECIFICATIONS. A fantastic and unique opportunity to buy this stunning, spacious and contemporary FIRST FLOOR, TWO DOUBLE BEDROOM apartment WITH BALCONY. Built by Taylor Wimpey on the exclusive 'Mirage' development. The apartment is tastefully decorated with selected off plan extras. PRIVATE SECURE UNDERGROUND PARKING BAY. 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: FULLY INTEGRATED KITCHEN, EN-SUITE, energy efficient, video secure entry system, LIFT TO ALL FLOORS and SECURE UNDERGROUND PARKING BAY. Secure courtyard gardens. LONG LEASE. 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 and Moorgate in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the development. An investor could achieve in the region of £1450.00 pcm. Energy rating B.



ROOM DESCRIPTIONS

THE MIRAGE

ABOUT THE APARTMENT

A warm and bright apartment with high ceilings (2.64m in height) lots of large windows flooding this apartment with lots of natural light. Tastefully decorated with upgraded flooring. A large bright entrance hall with all doors leading off. The living area is open plan design making this a very sociable space. The kitchen cabinets are in a sleek white gloss with LED lighting above and below, plenty of worktop space. There is a built in oven and hob, integrated dishwasher, washing machine and fridge-freezer. The lounge area is a very cosy space with a large window overlooking the courtyard gardens below. The main bedroom has a full length window and French doors out to a private westerly facing balcony making this room a very bright and airy space. The en-suite is in white with a double shower, fully tiled porcelain walls and floors. The second bedroom, which makes a great office has a large full length window with a large alcove for wardrobes.

Continued

The main bathroom is a generous size and is fully tiled. Radiator for comfort. Outside there is secure under ground parking for one car with additional visitors bays, There are communal landscaped gardens and courtyard to enjoy. The apartment features a ventilation system with boost switch and upgraded chrome switches adding a touch of class.

ACCOMMODATION

COMMUNAL ENTRANCE HALL

APARTMENT ENTRANCE

OPEN PLAN KITCHEN LIVING ROOM

5.95m x 3.77m (19' 6" x 12' 4")

BEDROOM ONE

4m x 3.42m (13' 1" x 11' 3")

EN- SUITE

BEDROOM TWO

3.26m x 2.9m (10' 8" x 9' 6")

BATHROOM

PARKING ARRANGEMENTS

Remote activated roller shutter leading to the secure undercover parking bay which is allocated to the flat. Unrestricted visitors and street parking bays.

COMMUNAL COURTYARD GARDENS

Accessed via two entryways on the first floor. Paved area and mature borders.

LEASE INFORMATION

Lease: 125 Years from 1st January 2011

Ground Rent: £320.00 for the annum.

Service Charge: £267.77 per month, Includes heating and hot water. Usually credit is returned at the end of the year due to the energy efficiency meaning less heating is used. The service charge also includes buildings insurance.

COUNCIL TAX BAND C

£1,941.47

WHAT THE OWNERS SAY

"As first-time buyers, Salvisberg Court has been the ideal place to live over the last 2 years. From the wonderful community, as part of the Mirage Development, to being just a short walk away from the town centre with the train station, shops and restaurants as well as public parks and walks. We hope the next owners enjoy living here as much as we have!"

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, Sainsburys and ALDI. 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.



Approx. 64.5 sq. metres (694.6 sq. feet)



Total area: approx. 64.5 sq. metres (694.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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