

## Salvisberg Court WELWYN GARDEN CITY

£300,000

Leasehold



2 bedrooms



2 bathrooms



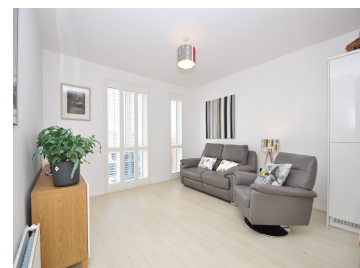
1 reception room



garden



parking



**\*\*CHAIN FREE\*\*** A fantastic and unique opportunity to buy this stunning, spacious and contemporary TOP FLOOR, TWO DOUBLE BEDROOM apartment. Built by Taylor Wimpey on the exclusive 'Mirage' development. The apartment is tastefully decorated with selected off plan extras. THE BEST FINISH WE HAVE SEEN! 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: ENSUITE, PRIVATE BALCONY, energy efficient, video secure entry system, BESPOKE PLANTATION SHUTTERS TO ALL ROOMS, LIFT TO ALL FLOORS, and bike storage. Secure landscaped courtyard gardens with DIRECT ACCESS FROM THE APARTMENT. A LONG LEASE and NHBC WARRANTY REMAINING. 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 £1250.00 pcm. Energy rating B.

## SALVISBERG COURT

### THE MIRAGE

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 video entry system, lifts to all floors, allocated and visitors parking, bike storage and private secure landscaped courtyard gardens.

The development also benefits from exceptional transport links, with Welwyn Garden City railway station just a stone's throw away and 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 apartment.

### ABOUT THE APARTMENT

This is the most beautiful, tranquil top floor apartment bright, light and airy with floor to ceiling windows and bespoke plantation shutters. High ceilings give these rooms an air of elegance and sophistication. A generous entrance hall with security intercom. The main living space is the most charming area to socialise in. An open plan integrated kitchen with white units and generous work surfaces with over cabinet lighting. There is a designated dining area and then into the cosy lounge overlooking the courtyard below.

### CONTINUED

The master bedroom is simply stunning, fitted wardrobes, large windows and French doors onto the balcony where you can sit and have your breakfast overlooking the landscaped courtyard below. The en-suite has been finished off to a high standard with a double shower cubical, wc and wash hand basin. The second bedroom is a good size, this room will easily fit a king size bed. In here there is a fitted wardrobe, . Another high spec bathroom is off the hallway. Outside there is a private communal courtyard style garden and a private parking bay which is accessed via the remote operated garage door.

## ACCOMMODATION

### COMMUNAL ENTRANCE LOBBY

Secure video intercom access, carpeted stairs and landings, lift and post boxes.

### ENTRANCE HALL

### OPEN PLAN KITCHEN LIVING ROOM

5.92m x 4.46m (19' 5" x 14' 8") narrowing to 3.79m (12' 5")

### BEDROOM ONE

4.20m x 3.42m (13' 9" x 11' 3")

### EN-SUITE SHOWER ROOM

### BEDROOM TWO

3.27m x 2.92m (10' 9" x 9' 7")

### BATHROOM

## Salvisberg Court, WELWYN GARDEN CITY - continued...

### PARKING ARRANGEMENTS

Gated secure parking bay, visitors bays around the block and Penn Way is unrestricted.

### COMMUNAL COURTYARD

#### LEASE INFORMATION

Lease: 125 years 1st January 2011

Ground rent: £321.26 per annum

Service charge: £1,940.95 1 Jan 21 - 31 Dec 21. Includes heating and hot water, buildings insurance is also included.

The communal hallways are scheduled to be re painted 2021 and the current service charge has been adjusted in consideration of these works. The service charge will be amended post the re decoration.

### COUNCIL TAX BAND C

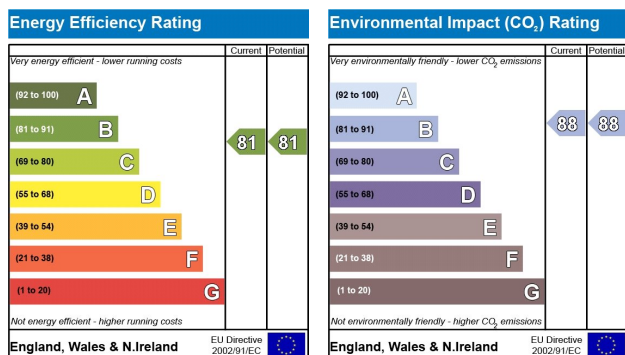
£1632.56

### DIRECTIONS

The property is approached from Broadwater Road turn into Otto road, follow this road to the end where you will see 'Block A' entry on your left.

### 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 favourites including John Lewis and Marks & Spencer. 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, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. There are also a number of gyms in the area. Sherrardswood Park and Stanborough Park are within easy walking distance.

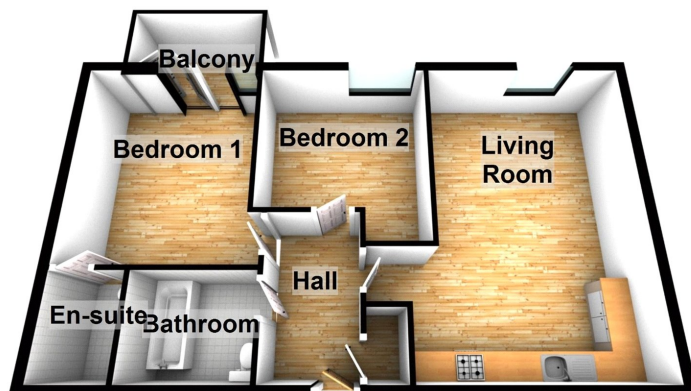


### FLOOR PLAN

## Salvisberg Court, WELWYN GARDEN CITY - continued...

### Ground Floor

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



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



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