

Salvisberg Court WELWYN GARDEN CITY

£315,000

Leasehold



2 bedrooms



2 bathrooms



1 reception room



garden



parking



****CHAIN FREE**** A fantastic and unique opportunity to buy this stunning, spacious and contemporary first 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 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, **LIFT TO ALL FLOORS**, secure gated **UNDERGROUND PARKING BAY** and bike storage. Secure landscaped courtyard gardens with **DIRECT ACCESS FROM THE APARTMENT**. A **LONG LEASE** and **3 YEARS 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

ABOUT 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, secure gated under-ground car parking and 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

A large and bright entrance hall with all rooms leads to a warm, welcoming and modern apartment. The spacious open plan living and kitchen area is filled with light from the floor to ceiling windows. The kitchen benefits from a generous range of white high gloss units with lighting above and under and ample worktop space. The kitchen has a built in oven and hob, integrated dishwasher, washer/dryer and fridge freezer. The main bedroom has French doors and windows onto the private balcony, making this room a very bright and airy space. The private balcony is a true delight, and an ideal place for al fresco living. The ensuite is in white and has a double power shower cubicle, tiled floor, part tiled walls and heated chrome towel rail. The large second bedroom overlooks the courtyard below and has ample space for sleeping and for use as a home office. The main bathroom suite in white with a power shower over the bath, tiled floor, part tiled walls and heated chrome towel rail. Outside there is a delightful landscaped gated courtyard. Allocated underground parking comes with the property.

ACCOMMODATION

COMMUNAL ENTRANCE LOBBY

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

ENTRANCE HALL

OPEN PLAN KITCHEN LIVING ROOM

6.00m x 4.45m (19' 8" x 14' 7") Narrowing to: 3.80m (12' 6")

BEDROOM ONE

4.20m x 3.45m (13' 9" x 11' 4")

EN-SUITE BATHROOM

BEDROOM TWO

3.52m x 3.26m (11' 7" x 10' 9")

BATHROOM

SECURE UNDERCROFT PARKING BAY

Accessed via remote roller shutter door. Visitors bays externally.

COMMUNAL COURTYARD GARDEN

Salvisberg Court, WELWYN GARDEN CITY - continued...

LEASEHOLD INFORMATION

Lease: 125 years from 2013

Ground rent: £250 per annum

Service charge: £205.97 per month, includes heating and hot water, buildings insurance is also included.

The communal hallways are scheduled to be re painted in early 2021 and the current service charge has been adjusted in consideration of these works. The service charge will be amended to £172.51.

COUNCIL TAX BAND C

£1632.56

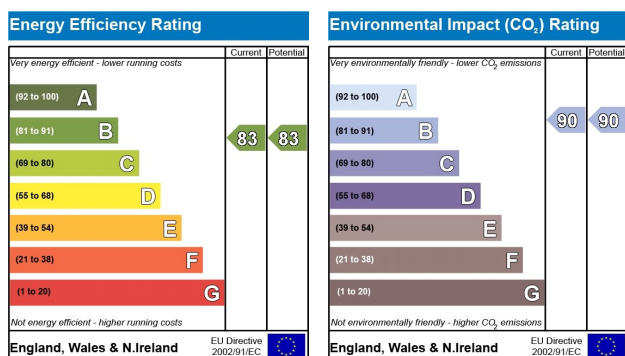
WHAT THE OWNERS SAY

We absolutely love this apartment and living on this development. The open plan living is great for both entertaining and chilling. The balcony allows the extension of the outdoor in and feels like another room with great views onto the quiet, lush green courtyard below. With the big floor to ceiling windows, throughout the property, there is plenty of natural light even on a rainy day. Being located on the first floor we gain beneficial heating from neighbouring apartments above and below us.

I was one of the first people to move into Salvisberg Court and have made lots of great friends on the development. We have an active residents committee. We are relocating to another part of the country and will really miss this stunning home and fab community spirit.

ABOUT WELWYN GARDEN CITY

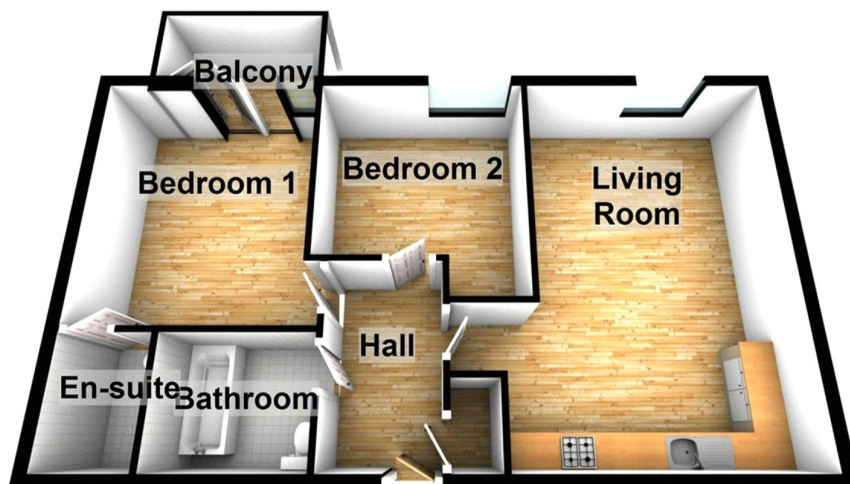
Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis 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...

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



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



Proud to Support Willow

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