

REDUCED

£235,000 Leasehold



WRIGHTS

## 37 Salvisberg Court, Welwyn Garden City, AL7 3EQ

- CHAIN FREE
- DUAL ASPECT LIVING ROOM
- IMMACULATE CONDITION
- TOP FLOOR WITH LIFT
- LUXURY FINISHES
- SECURE UNDERGROUND PARKING
- YARDS FROM THE TOWN CENTRE AND THE MAINLINE STATION
- IDEAL FIRST TIME BUY OR BUY TO LET
- HEATING AND HOT WATER INCLUDED IN THE SERVICE CHARGE

WRIGHTS

Wrights of W G C  
36, Stonehills, Welwyn Garden City, AL8 6PD

01707 332211  
wgc@wrightsof.com





## PROPERTY DESCRIPTION

**\*\*CHAIN FREE\*\*** A fantastic opportunity to buy this TOP FLOOR one bedroom, DUAL ASPECT contemporary apartment presented in an immaculate condition. Built 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: CORNER PLOT WITH TWO JULIETTE BALCONIES TO THE LIVING ROOM which allows plenty of natural daylight, HIGH SPEC PART INTEGRATED KITCHEN and stunning bathroom. High ceilings, video entry system, lift to all floors, SECURE BASEMENT PRIVATE PARKING and residents only 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 Kings Cross in under 30 minutes, while Junction 4 of the A1(M) is within two miles of the property. Energy rating C. An investor could achieve in the region of £1200 PCM. This is a must view property to appreciate the elegance.





## ROOM DESCRIPTIONS

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

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

Entry is through the door leading to the Inner Hall. There is a wall-mounted telephone/video entry system. The flooring features laminate wood that continues throughout the apartment. A double wall-mounted radiator is present. A wall-mounted thermostat controls the temperature. There is a door to an airing cupboard which contains the hot water cylinder with timer controls, laminate flooring continues into this space. This cupboard is also used as storage. Doors provide access to all rooms.

#### OPEN PLAN KITCHEN/ LIVING AREA

This is a dual-aspect room, cosy yet spacious, featuring double-glazed windows with made to measure day and night roller blinds at the rear and side elevations, offering views of the skyline, as well as two double-glazed Juliet balconies. The fitted kitchen includes a variety of matching wall and floor cabinets with high-gloss finishes and complementary roll-edge work surfaces. It is equipped with a four-ring electric hob, an electric oven/grill below, and an extractor hood above, along with ceramic tiling on the splashbacks. There are countertop power points and space allocated for an upright fridge/freezer. The stainless steel single-bowl sink unit comes with chrome mixer taps and a side drainer. Additionally, there is space and plumbing available for a slimline dishwasher and a washing machine. The room features laminate wood flooring, inset ceiling spotlights, a double wall-mounted radiator, and ceiling lighting.

#### BEDROOM

The room features two double-glazed windows with made to measure wooden blinds that provide a view of the Welwyn Garden City skyline. The laminate flooring continues and has ceiling lighting, along with a double wall-mounted radiator. Additionally, there is a convenient nook that is perfect for working from home. The large wardrobes in the room will remain, offering ample storage space.

#### BATHROOM

The suite includes a paneled bath unit with a mixer tap and a shower attachment, along with a chrome and glass splash screen. Ceramic tiling is present on the splashbacks. It features a pedestal wash hand basin with a mixer tap and a low-level push-flush WC. The flooring is completed with ceramic tiles. Additional features include inset ceiling spotlight downlighters, a wall-mounted radiator, an extractor fan, and a shaver point.

#### COMMUNAL GARDENS

Accessed internally from the block with additional external security doors.

#### 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 01/01/2011

Service Charge: £228.83 Per month, includes heating and hot water.

Buildings insurance also included.

Ground Rent: £321.26 For the annum.

### WHAT THE OWNERS SAY

We bought our apartment in 2015 as first-time buyers, and over the years, we have grown to adore our beautiful space and also the charming town of Welwyn Garden City. Our love for both has kept us here for over a decade and if we could, we would take our apartment with us.

The apartment is located on the top floor on the corner of the building, with floor-to-ceiling windows that let in lots of natural light. The space is so bright and beautiful. We have spent 10 amazing years here, turning this apartment into our cosy little haven. We have had so many great times hosting friends and family, and this place has truly become our first home! It's got everything we need and more, making it the perfect spot for anyone looking for their first home.

### Continued

Welwyn Garden City is a beautiful town offering us an escape from our busy working life in the capital! It's a perfect place to live if you're a commuter like us, and still offers a great living experience. We loved spending weekends in the town centre, there are great gyms, coffee places, cute dinner spots, grocery stores, and a gorgeous cinema in the Campus West for a cosy winter evening date, all within walking distance from our flat!

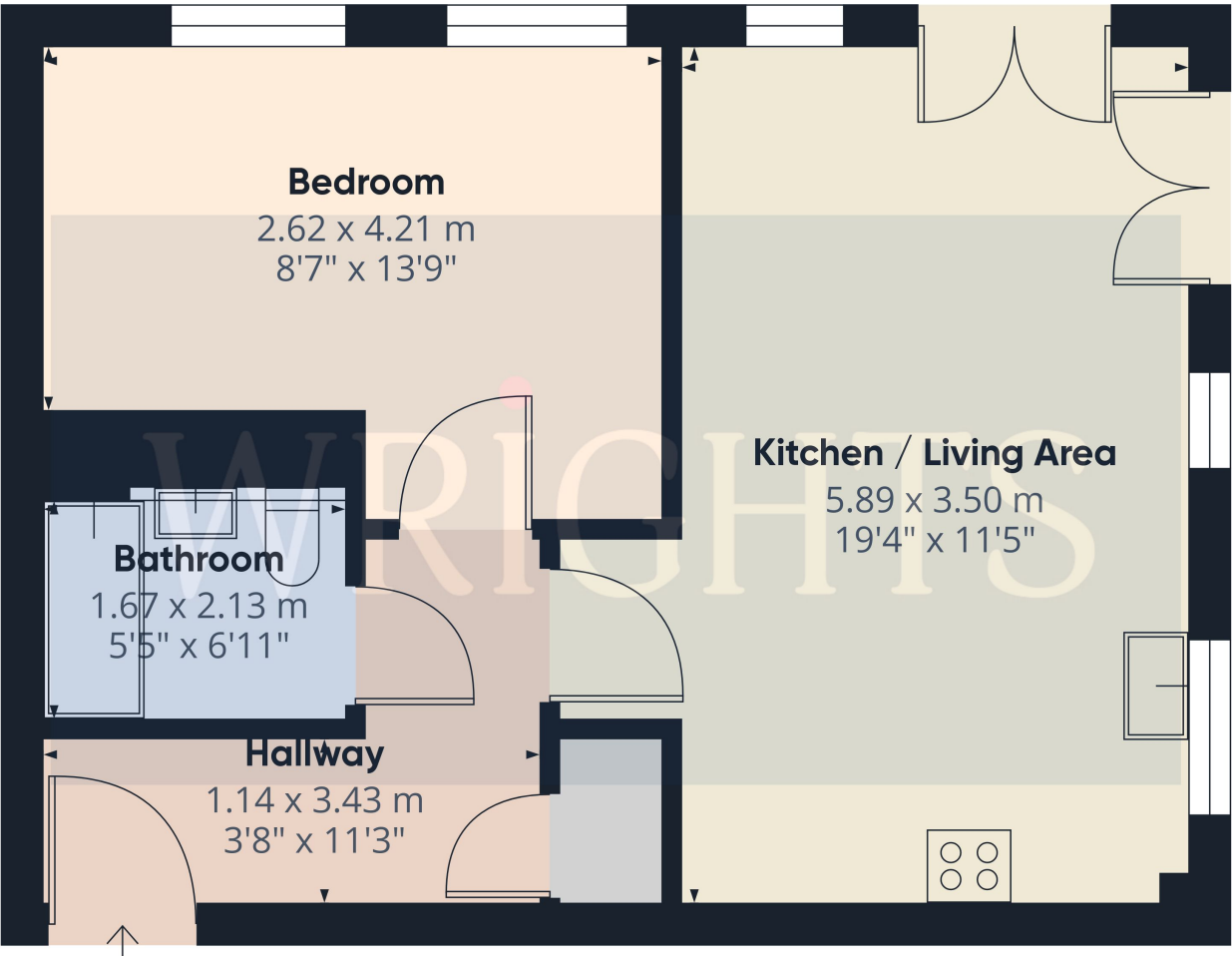
This garden city has so much to offer and we are grateful to have called it home for the last 10 years and. We will be sad to leave our beautiful apartment and town and we are sure you will love it just as much as we do.

### COUNCIL TAX BAND B

#### 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 Sainsbury's 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





WRIGHTS

Approximate total area<sup>®</sup>  
45.07 m<sup>2</sup>  
485.13 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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