



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



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 Wimpey 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.

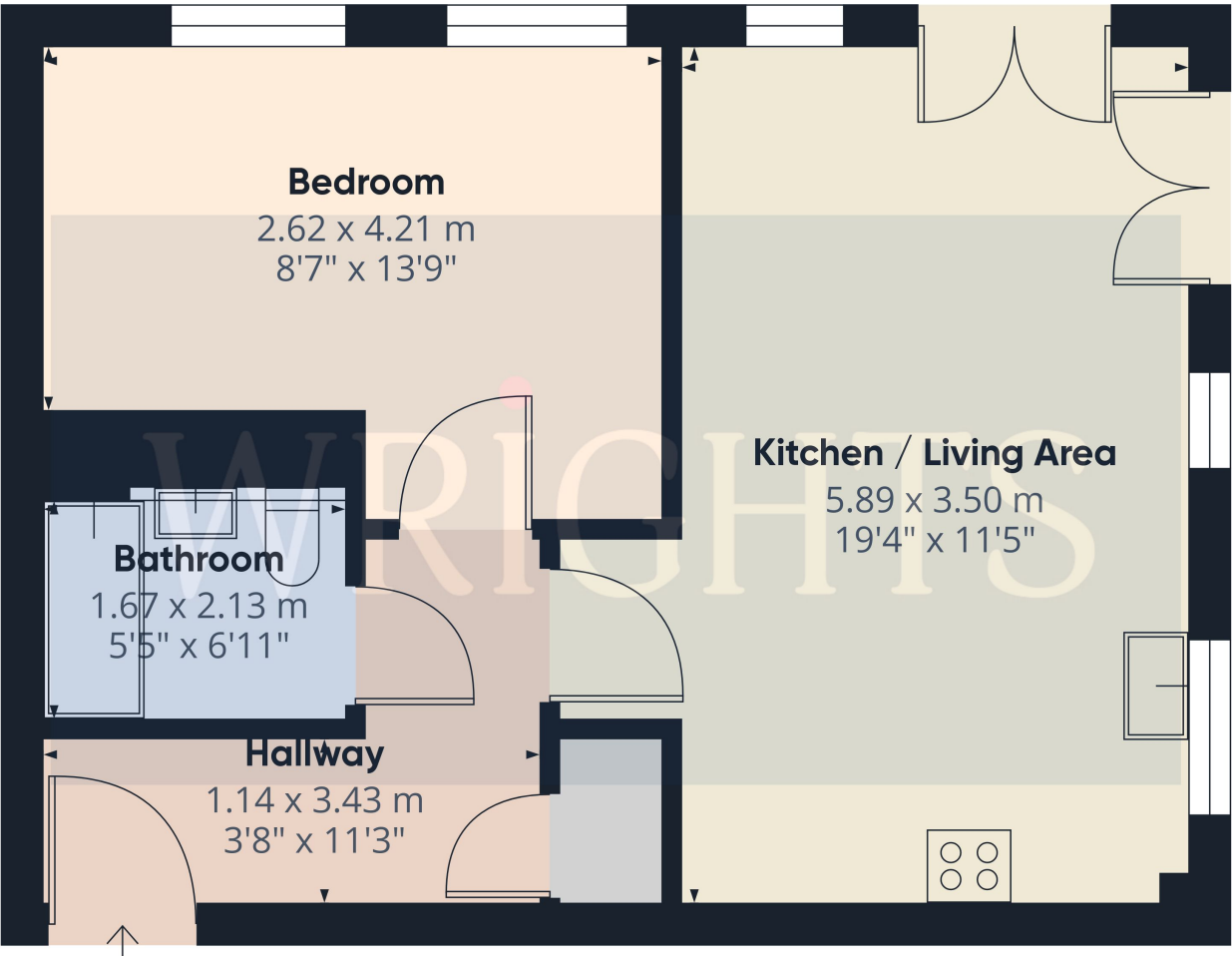
OPEN PLAN KITCHEN/ LIVING AREA

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.





WRIGHTS

Approximate total area[®]
45.07 m²
485.13 ft²

(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+) A		
(81-91) B		
(69-80) C	79	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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