



82 Salvisberg Court, Otto Road, WELWYN GARDEN CITY, Hertfordshire, AL7 3EQ

- TWO DOUBLE BEDROOMS WITH FITTED WARDROBES
- ONE OF THE FINEST WE HAVE SEEN
- LIFTS TO ALL FLOORS
- SECURE ALLOCATED UNDERGROUND PARKING
- BALCONY
- EN-SUITE TO BEDROOM ONE
- FULLY INTEGRATED HIGH SPECIFICATION KITCHEN
- HEATING AND HOT WATER INCLUDED IN THE SERVICE CHARGE
- IMMACULATE CONDITION
- COMMUNAL COURTYARD GARDEN



PROPERTY DESCRIPTION

A fantastic and unique opportunity to buy this stunning, spacious and contemporary SECOND FLOOR, TWO DOUBLE BEDROOM apartment. Built by Taylor Wimpey on the exclusive 'Mirage' development. The apartment is tastefully decorated with selected off plan extras. ONE OF THE HIGHEST FINISHES 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: EN-SUITE, PRIVATE BALCONY, energy efficient, video secure entry system, LIFT TO ALL FLOORS and bike storage. Secure landscaped courtyard gardens with DIRECT VIEWS FROM THE APARTMENT. A LONG LEASE and heating/ hot water included in the service charges! 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

WELCOME TO SALVISBERG COURT

A warm and welcoming apartment with wooden floored living area and carpeted bedrooms. A large bright entrance hall with all doors leading off. The living area is open plan design with the kitchen units in a cream high gloss with lighting under and above, plenty of work surfaces with built in oven and hob. Integrated dishwasher, washer/dryer and fridge/freezer. The lounge area is a very cosy space with views overlooking the well-kept landscaped courtyard below. The main bedroom has French doors and windows onto the balcony, making this room a very bright and airy space, the fitted wardrobes will remain. The en-suite is in white and has a double power shower cubicle, tiled floor. The second bedroom overlooks the courtyard below and is an ideal work from home room with the flexibility of space for a double bed and a bespoke fitted wardrobe in the alcove. The main bathroom suite in white with a power shower over the bath, tiled floor. Outside there is a delightful landscaped gated courtyard. Parking is provided by the underground parking which is fob activated.

ACCOMMODATION

ENTRANCE HALL

OPEN PLAN KITCHEN LIVING ROOM

5.9m x 3.8m (19' 4" x 12' 6")

BEDROOM ONE

3.9m x 3.4m (12' 10" x 11' 2")

EN-SUITE

BEDROOM TWO

3.2m x 2.8m (10' 6" x 9' 2")

BATHROOM

PARKING ARRANGEMENTS

Gated secure undercover parking bay. Visitors bays around the block and Penn Way is unrestricted.

LEASE INFORMATION

Lease: 125 Years from 1st January 2011

Ground Rent: £321.26 for the annum.

Service Charge: £172.51 Per month. Includes heating and hot water. Buildings insurance also included.

COUNCIL TAX BAND C

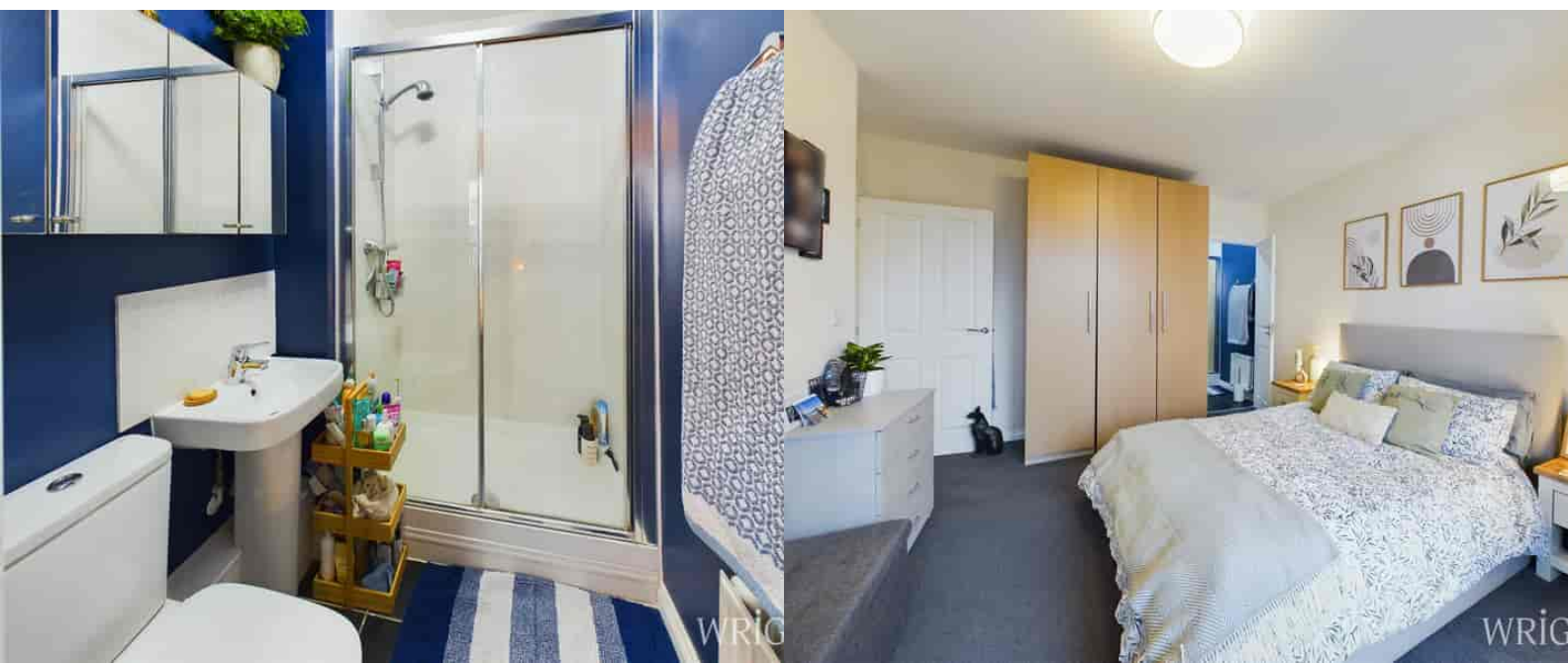
£1,941.47

WHAT THE OWNERS SAY

We have loved living in lovely home, as first time buyers, the development offers so much! Being in a fantastic location, only a short walk to the station and town. We love our balcony which catches the afternoon and evening sun and makes for a fantastic place to relax and have some plants. There is a great active community in a Facebook group who are more than happy to help with any questions.

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. 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.



Second Floor

Approx. 64.6 sq. metres (694.9 sq. feet)



Total area: approx. 64.6 sq. metres (694.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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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