



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

- ALLOCATED PARKING
- JULIETTE BALCONY
- EN-SUITE
- LIFT ACCESS TO ALL FLOORS
- WALK TO MAINLINE STATION
- WALKING DISTANCE TO TOWN
- TWO DOUBLE BEDROOMS



PROPERTY DESCRIPTION

A fantastic opportunity to buy this stunning, spacious and contemporary FIRST FLOOR, TWO DOUBLE BEDROOM, TWO BATHROOM apartment. Built by Taylor Wimpey on the exclusive 'Mirage' development. The apartment has PRIVATE SECURE UNDERGROUND PARKING BAY. Offering 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 : Energy efficient, video secure entry system, lift to all floors, secure courtyard gardens and LONG LEASE. 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 is within two miles of the development. For an investor the property can achieve £ 1 450 PCM. Energy rating B.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE

Well maintained communal entrance, steps and lift to all floors with security access.

APARTMENT ENTRANCE

Large entrance hall with built in airing cupboard. Wood effect flooring.

OPEN PLAN KITCHEN LIVING AREA

Very spacious kitchen and living area very tastefully decorated. Has large windows allowing in lots of natural light. The kitchen has integrated fridge/freezer, washing machine, dishwasher, oven, inset hob and extractor. The kitchen and living area has wood effect flooring. Plenty of cupboard space.

BEDROOM ONE

Lovely spacious bedroom with large East facing windows allowing in plenty of natural light. Plenty of space for a large wardrobe. Lovely plush grey carpets.

EN-SUITE

The en-suite shower room is white with a double walk in shower and a porcelain basin with lower w/c. Radiator. extractor. Vanity cupboard. Tiled floors and walls.

BEDROOM TWO

Large double bedroom which makes a great office and also has full length window and French doors to Juliette balcony. Has built in cupboards.

BATHROOM

Large spacious bathroom with a panel bath with shower over, Vanity cupboard and porcelain basin with low w/c. Tilled walls and floor. Radiator and extractor for comfort.

PARKING ARRANGEMENTS

Remote activated roller shutter leading to the secure undercover parking bay which is allocated to the flat. Unrestricted visitor parking in the street.

COMMUNAL COURTYARD GARDENS

Accessed via two entryways on the first floor. Paved area and mature borders.

LEASE INFORMATION

Lease: 125 years from 1st January 2011.

Ground Rent: £321.26 per annum

Service charge: £267.77 per month

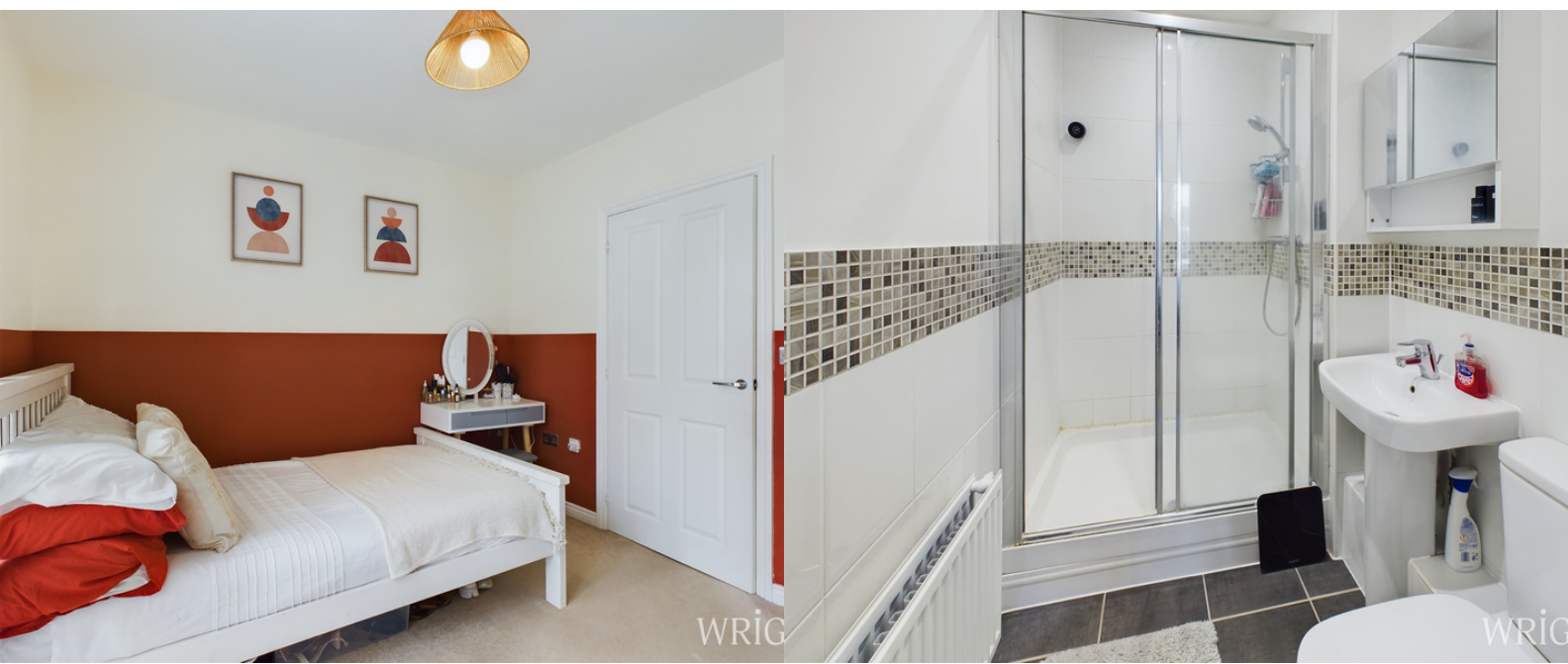
Includes buildings insurance, heating and hot water. Each flat is metered and due to the energy efficiency the estimated charges usually have a rebate at the end of the year as most flats do not require much heating.

COUNCIL TAX BAND C

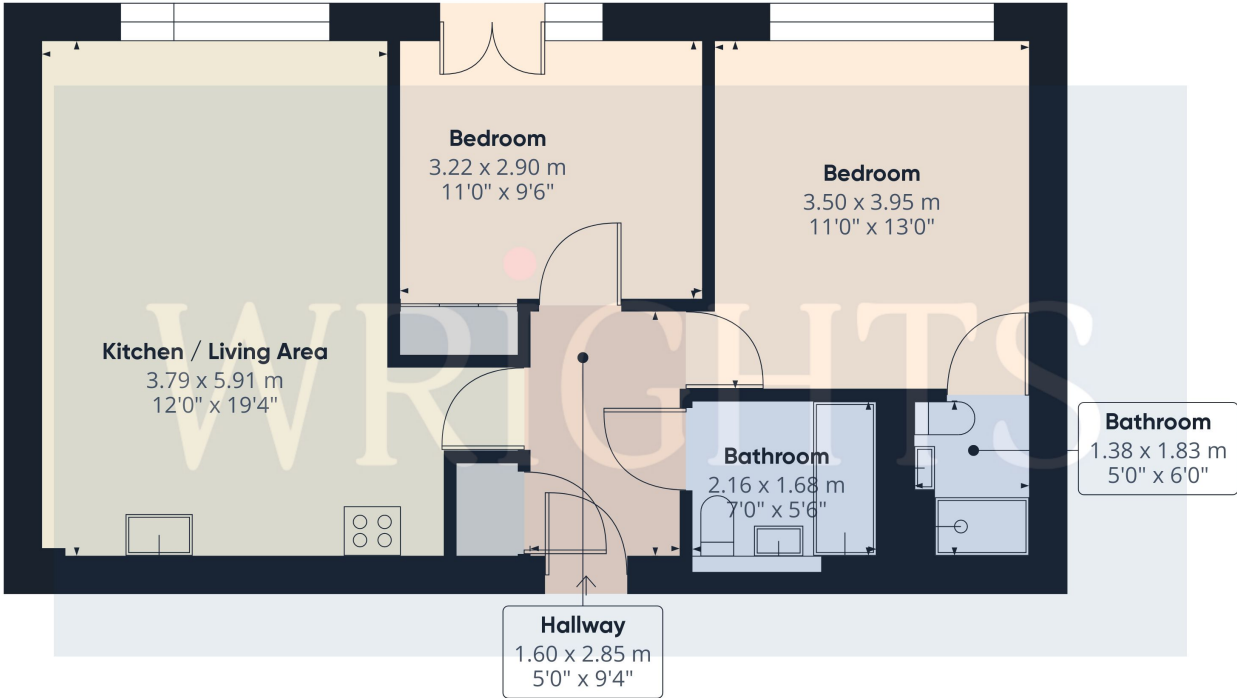
£1 941.47

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 Sainsburys 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.



FLOORPLAN & EPC



Approximate total area⁽¹⁾
61.97 m²
667.04 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.

GIRAFFE360

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(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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