



WRIGHTS

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

- SUPERB LUXURY APARTMENT WITH PRIVATE BALCONY
- RESIDENTS PARKING
- INTEGRATED HIGH SPECIFICATION KITCHEN
- ENERGY EFFICIENT
- HEATING AND HOT WATER INCLUDED IN THE SERVICE CHARGE
- YARDS FROM THE TOWN CENTRE AND THE MAINLINE STATION
- CHAIN FREE SALE CONSIDERED



PROPERTY DESCRIPTION

This is a wonderful opportunity to acquire a beautifully presented one bedroom apartment located on the upper ground floor, featuring a PRIVATE BALCONY. Built to a high specification by Taylor Wimpey, this residence is part of the exclusive 'Mirage' development. It's an ideal choice for buyers seeking their dream home in Welwyn Garden City, particularly for commuters who desire a well-connected and appealing area just outside central London. This contemporary apartment showcases tasteful decor, enhanced by thoughtfully selected off-plan upgrades. It includes a FULLY INTEGRATED HIGH SPECIFICATION KITCHEN, a luxurious bathroom, secure video entry system, and lift access to all floors. Residents benefit from parking and bike storage, as well as secure, landscaped courtyard gardens and a lengthy lease. For added convenience, heating and hot water are included in the service charge. The development offers outstanding transport links, with Welwyn Garden City railway station a short distance away, providing quick access to London King's Cross in under 30 minutes. Additionally, Junction 4 of the A1(M) is just two miles from the property. Energy rating B. Viewing is highly recommended for this integral property. Investors can anticipate rental income around £1,200 per month. The vendor is open to a chain-free sale for a swift transaction.



ROOM DESCRIPTIONS

WELCOME TO THE MIRAGE

Discover this bright and airy home, beautifully situated on the upper ground floor, featuring French doors that open onto a charming balcony overlooking the tranquil courtyard. This serene residence provides the perfect escape from the hustle and bustle of everyday life. Upon entering, you're greeted by a spacious entrance hall with all rooms leading off it. The open-plan dining kitchen and lounge create a wonderful space for entertaining family and friends. The kitchen boasts sleek white gloss cabinets enhanced with LED lighting above and below the cupboards. It comes fully equipped with an integrated oven, hob, dishwasher, washer/dryer, and fridge/freezer, ensuring both functionality and style. Enjoy casual meals at the dining table before unwinding in the comfortable lounge area.

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The generous bedroom features a built-in wardrobe and ample dressing space, complemented by a large window that offers picturesque views of the courtyard. The well-appointed bathroom includes a modern three-piece suite with a shower over the bath and a window for ventilation. Outside, residents can take advantage of ample parking and delightful communal landscaped gardens and courtyard, perfect for relaxation and socialising.

LEASE INFORMATION

Lease: 125 Years from 1st January 2011

Ground Rent: £257.01 for the annum.

Service Charge: £212.48 per month, Includes heating and hot water. Usually credit is returned at the end of the year due to the energy efficiency meaning less heating is used. The service charge also includes buildings insurance.

COUNCIL TAX BAND B

£1,698.78

WHAT THE OWNERS SAY

"This has been the perfect first home for me. It's handy having the station round the corner as I work in Central London, so can easily make it door to door within an hour. It's nice and quiet facing into the garden and I have been lucky to have lovely neighbours. I will miss this flat."

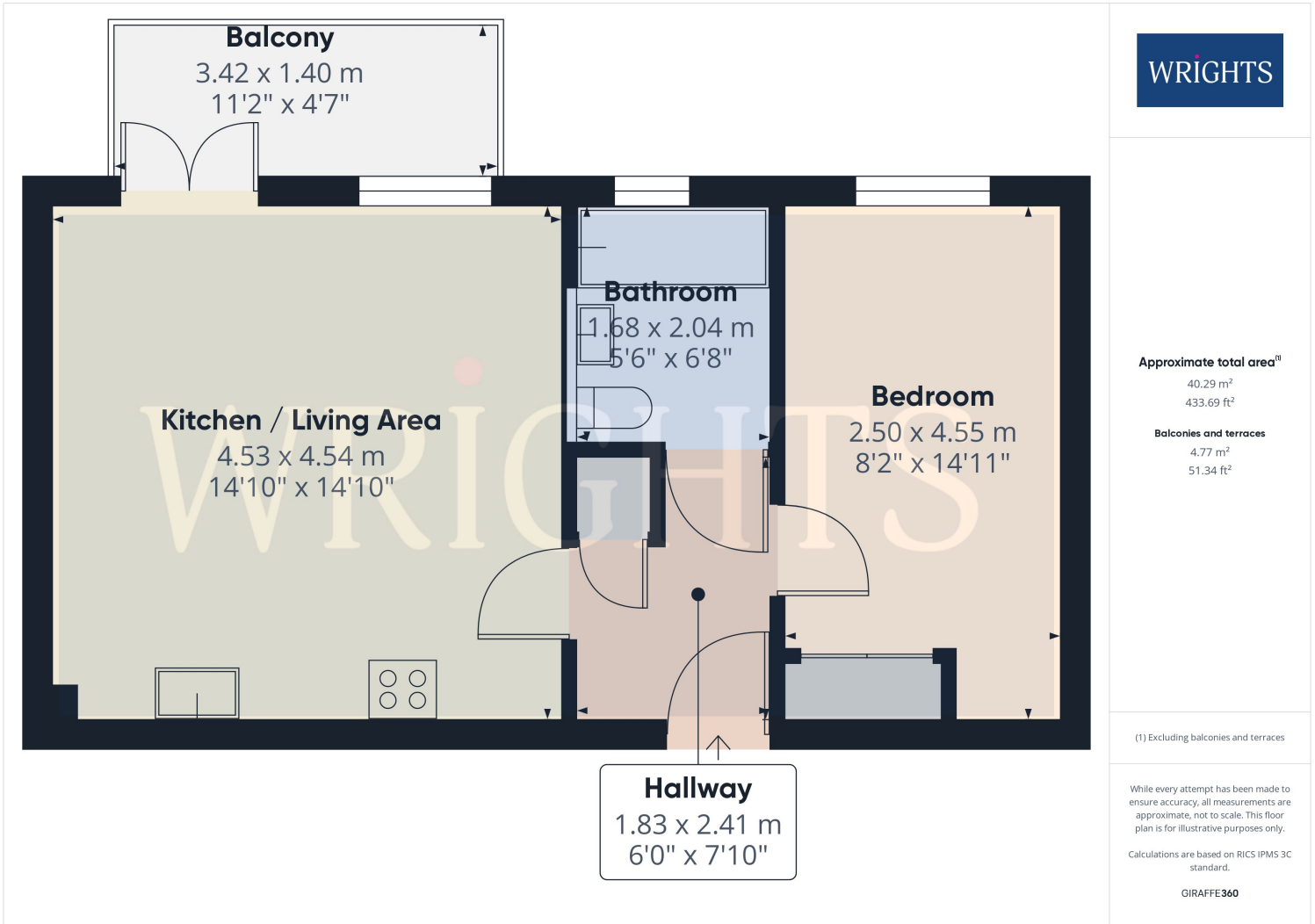
ABOUT WELWYN GARDEN CITY

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, 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, Megans is a great place to meet friends.



FLOORPLAN

WRIGHTS



Welwyn Garden City
36, Stonehills, Welwyn Garden City, AL8 6PD
01707 332211
wgc@wrightsof.com