

Salvisberg Court WELWYN GARDEN CITY

£230,000

Leasehold



1 bedroom



1 bathroom



1 reception room



garden



parking



****BE THE SECOND OWNER**** A fantastic and unique opportunity to purchase this stunning, spacious and contemporary UPPER GROUND FLOOR apartment. Built by Taylor Wimpey on the exclusive 'Mirage' development WITH SELECTED EXTRAS CHOSEN OFF PLAN. 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: TWO JULIETTE BALCONIES, energy efficient, video secure entry system, LIFT TO ALL FLOORS and bike storage. Secure landscaped courtyard gardens. A LONG LEASE and NHBC WARRANTY REMAINING. 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 £950.00 pcm. Energy rating C.

ACCOMMODATION

ABOUT THE PROPERTY

A bright and airy apartment with high ceilings and large floor to ceiling windows. Tastefully decorated. This is the most calming and relaxing space, perfect to get away from the hustle and bustle of everyday life. A large entrance hall with storage. The dining kitchen and lounge are open plan and perfect for entertaining. The kitchen cabinets are in a sleek white gloss with LED lighting above and under cupboards. Integrated oven and hob, dishwasher, washer and fridge-freezer. There is plenty of room to sit around the table to eat and then retire to the relaxing lounge area with floor to ceiling windows and Juliet balcony. The main bedroom has large, full length windows and Juliet balcony, making this room a very bright and airy space. There is also a large alcove ideal for bespoke wardrobes. The bathroom is a generous size with a white suite, shower over bath with shower screen. Gunmetal grey tiled floor and white part tiles walls. There is also a window for ventilation Outside there are communal landscaped gardens and courtyard to enjoy. Secure, remote access underground parking bay.

ENTRANCE HALL

OPEN PLAN KITCHEN LIVING ROOM

5.00m x 4.60m (16' 5" x 15' 1")

BEDROOM

5.00m x 3.40m (16' 5" x 11' 2")

BATHROOM

COMMUNAL GARDENS

PARKING ARRANGEMENTS

Gated secure parking bay, visitors bays around the block and Penn Way is unrestricted.

LEASE INFORMATION

Lease: 125 years from 1st January 2011

Ground rent: £257.01 per annum

Service charge: £1710.60 Per annum. Includes heating and hot water, buildings insurance is also included.

COUNCIL TAX BAND B

£1487.62

WHAT THE OWNERS SAY

"Having lived in my flat since it was built, I've enjoyed living on this development immensely. The community spirit of Mirage is second to none, everyone is always wanting to help and improve where we live. The big windows and Juliet balcony in the bedroom and living room make the flat feel so open and bright, and the open plan living is great for entertaining and chilling. Being so close to the town centre and the train station, you get a great balance of town and city life at your finger tips, with only a 5 minute walk to the Howard Centre. Looking out onto Otto Road, the road is very quiet and very little through traffic, and you benefit from having windows in every room keeping the flat well ventilated."

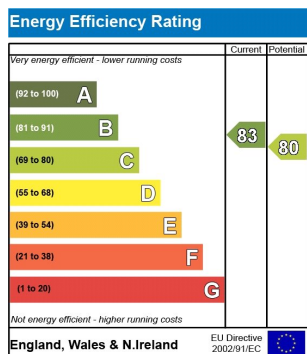
Salvisberg Court, WELWYN GARDEN CITY - continued...

DIRECTIONS

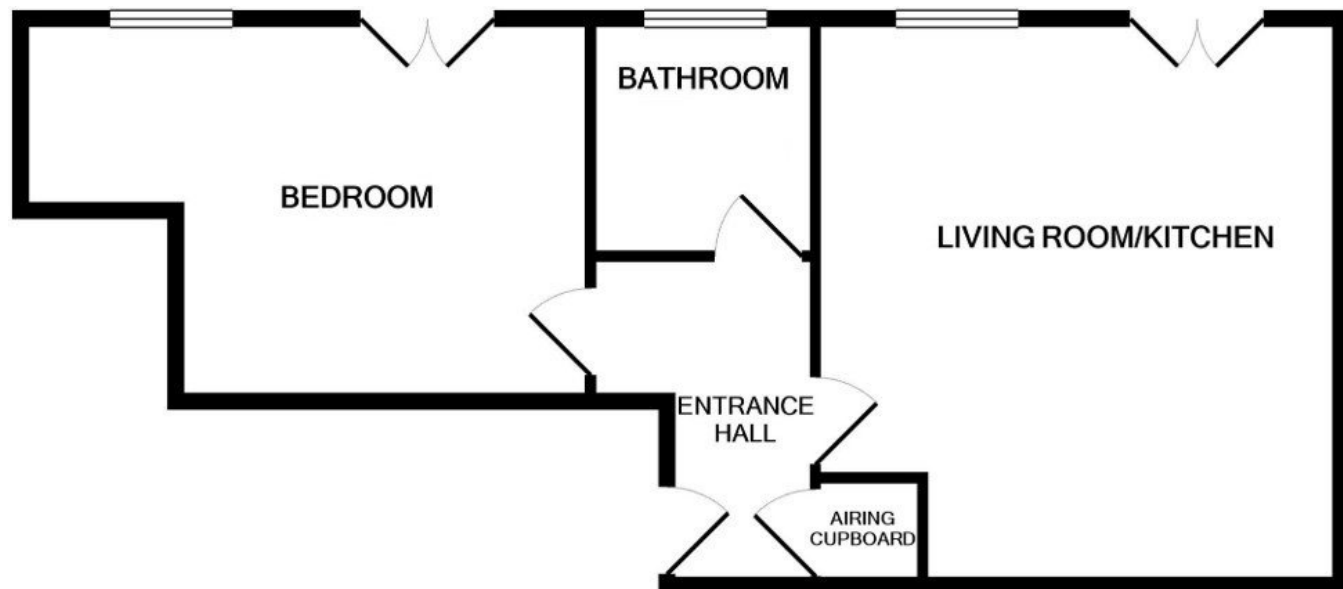
The property is approached from Broadwater Road turn into Otto road, follow this road half way down where you will see 'Block D' entry on your left.

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 and Marks & Spencer. 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, Bills is a great place to meet friends. For those who like to lead an active lifestyle, there is everything from football pitches, golf driving ranges, indoor and outdoor tennis, to an athletics track, a public velodrome and a dry ski slope. There are also a number of gyms in the area. Sherrardswood Park and Stanborough Park are within easy walking distance.



FLOOR PLAN



TOTAL APPROX. FLOOR AREA 495 SQ.FT. (46.0 SQ.M.)

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