

FOR SALE



Two Bedroom, Two Bathroom Apartment
Salvisberg Court, Welwyn Garden City


MARTIN&CO

GUIDE PRICE £275,000



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- **CHAIN FREE!!**
- **CONTEMPORARY TWO BEDROOM, TWO BATHROOM , GROUND FLOOR APARTMENT**
- **VIDEO ENTRY-PHONE SYSTEM &**
- **SECURE ALLOCATED PARKING**
- **GAS CENTRAL HEATING**
- **DECKED BALCONY**
- **LUXURY BATHROOMS**
- **A SHORT WALK TO TOWN CENTRE & TRAIN STATION**

SUMMARY

This immaculate **CHAIN FREE**, spacious and bright two-bedroom, two bathroom, ground floor Apartment is located on a popular and convenient development, situated within a short walk of WGC Town Centre and Train Station. The property features entrance hall, contemporary open-plan kitchen/lounge/diner, master bedroom with luxury ensuite, second bedroom, luxury bathroom, decked **BALCONY** looking out onto attractive communal gardens, and covered secure **ALLOCATED PARKING**. The development benefits from exceptional transport links, with Welwyn Garden City train station a stone's throw away, offering regular services to London King's Cross in under 30 minutes, and access to the A1(M) is within two miles. Welwyn Garden City features a good range of shops, restaurants, cafes and other independent retailers, along with Waitrose, Sainsburys and John Lewis. ** Viewing is **HIGHLY RECOMMENDED** **

ENTRANCE HALL

Composite front door leading to entrance hall with carpet, video-entry-phone system, radiator, cupboard housing hot water and storage space, smoke alarm, ceiling light.

OPEN-PLAN LOUNGE/KITCHEN/DINER 19' 9" x 16' 10" (6.02m x 5.13m)

This contemporary lounge /kitchen/diner area features carpet, two radiators, double-glazed windows to rear aspect, and ceiling light. The kitchen area comprises of laminate flooring, a range of modern white gloss wall and base units, part-tiled walls, wooden work surfaces, stainless steel sink with mixer tap, integrated Zanussi electric oven and hob with extractor filter-hood over, fridge-freezer, slimline dishwasher, washing machine, under and over cupboard lighting, extractor fan, smoke alarm, inset LED lights.

MASTER BEDROOM 13' 2" x 12' 0" (4.01m x 3.66m)

Carpet, radiator, built-in triple wardrobe, double-glazed windows and patio doors leading out to decked balcony and overlooking communal gardens to rear aspect, ceiling light.

ENSUITE

This luxurious ensuite comprises tiled floor, radiator, fully tiled walls, white low-level flush WC, pedestal sink with stainless steel mixer tap, walk-in shower cubicle with electric shower, extractor fan, ceiling light.

BEDROOM TWO 10' 8" x 9' 6" (3.25m x 2.90m)

Carpet, radiator, built-in double wardrobe, double-glazed windows overlooking communal gardens to rear aspect, ceiling light.

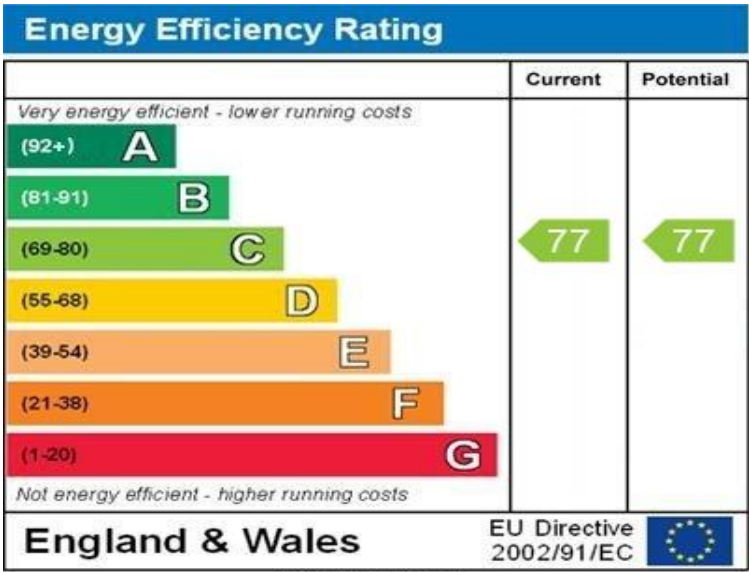


BATHROOM

High spec bathroom featuring vinyl flooring, radiator, fully tiled walls white bathroom suite comprising low-level WC, pedestal sink with stainless steel mixer tap, bath with stainless steel mixer tap, shower attachment, and shower screen, extractor fan, ceiling light.

EXTERNAL SPACE

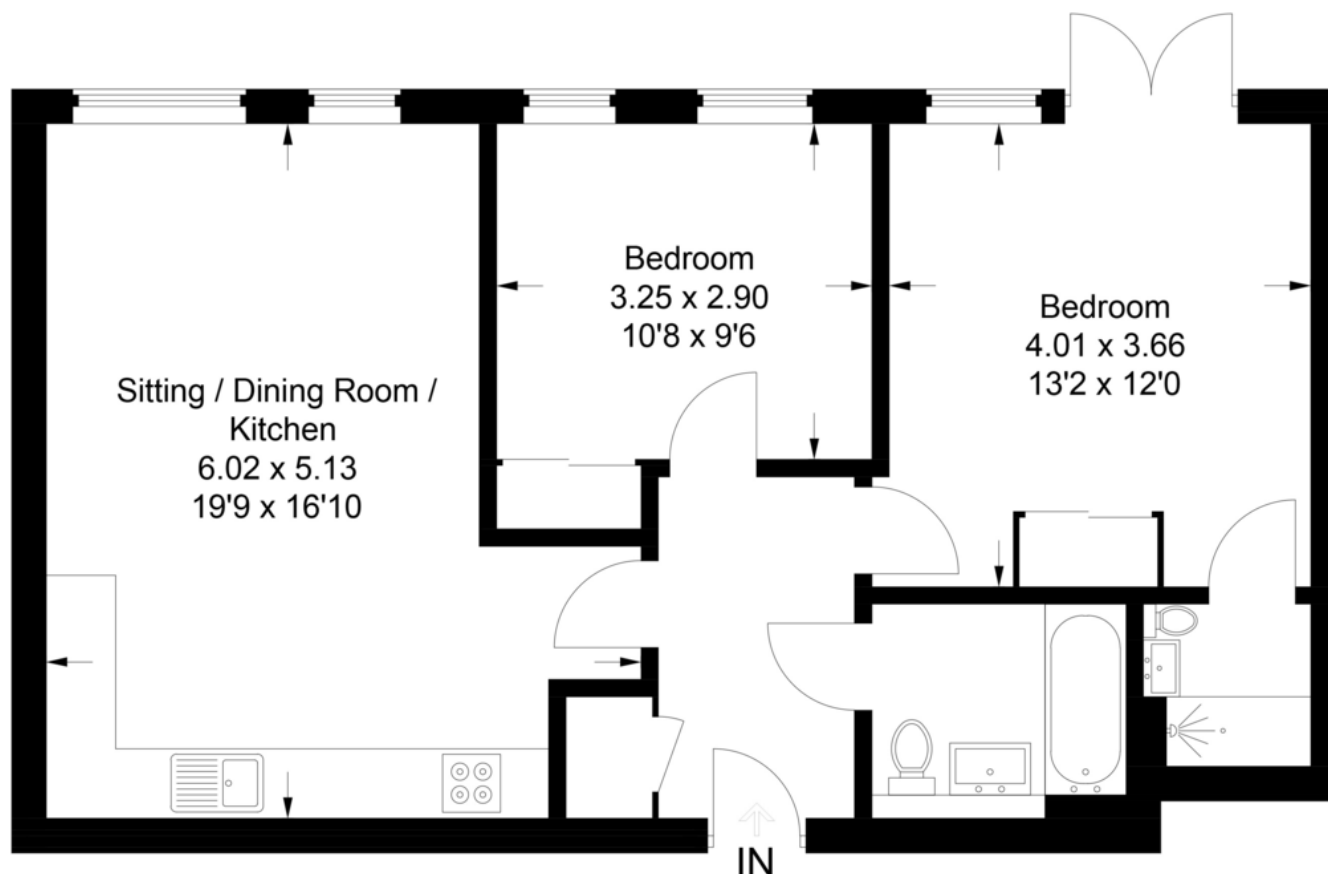
Secure allocated covered parking, communal grounds



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Approximate Gross Internal Area
65.3 sq m / 703 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them

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