

FOR SALE



Salvisberg Court, Welwyn Garden City, AL7 3EQ

One Bedroom, One Bathroom, First Floor Apartment

ASKING PRICE OF £225,000





- Modern 1st floor One-Bedroom Apt
- Secure Allocated Parking
- Video Entry-Phone System
- Located 10 minutes' walk from the Town Centre and Train Station
- Service Charge includes hot water & heating charges
- Gas Central Heating

SUMMARY

This immaculate one-bedroom, first floor Apartment is situated within a short walk of **WGC TOWN CENTRE** and **TRAIN STATION**. The property features entrance hall, contemporary open-plan kitchen/lounge, double bedroom with fitted furniture, bathroom, covered secure **ALLOCATED PARKING**, and communal grounds. 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** **.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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ENTRANCE HALL

Carpeted with video entry-phone system, radiator, door leading to cupboard housing hot water tank and additional storage space, handy space for a desk and chair ideal for working from home, two ceiling lights.



OPEN-PLAN KITCHEN/LOUNGE 19' 5" x 14' 5"

(5.94m x 4.40m)

The kitchen area features laminate flooring, a range of modern grey gloss wall and base units, laminate work surfaces, stainless steel sink with silver mixer tap, integrated appliances including fridge/freezer, Zanussi electric oven and hob with extractor-hood over, slimline dishwasher, washing machine, extractor fan, smoke alarm, ceiling light. The lounge area is carpeted with radiator, double-glazed windows to front and side aspect with fitted blinds, ceiling light.

EXTERNAL SPACE

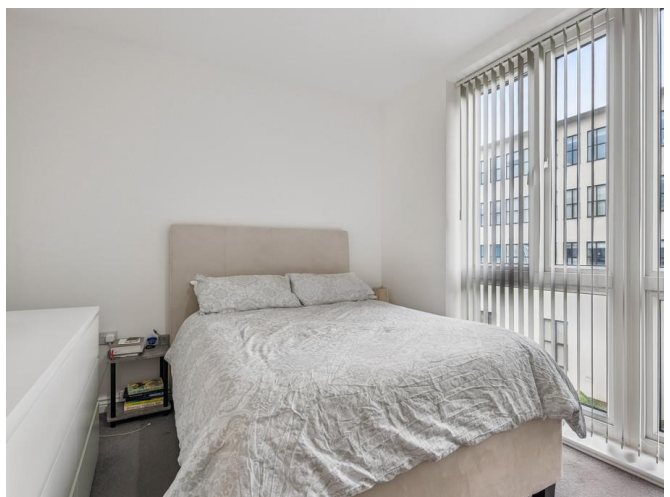
Secure allocated parking space, communal gardens.

BEDROOM 14' 0" x 10' 9" (4.29m x 3.29m)

Carpet, radiator, double-glazed windows to side aspect with fitted blinds, triple built-in wardrobe with vanity/shelf unit, ceiling light.

BATHROOM

Tiled floor, radiator, part-tiled walls, white bathroom suite comprising low-level flush WC, pedestal sink with silver mixer tap, panel enclosed bath with silver mixer tap, shower screen and rainfall shower, extractor fan, ceiling light.



Approximate Gross Internal Area = 47.1 sq m / 507 sq ft



Illustration for identification purposes only,
measurements are approximate, not to scale.
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