

FOR SALE



Two Bedroom, Two Bathroom Apartment

Salvisberg Court, Welwyn Garden City

Offers In Excess Of £295,000



  
**MARTIN & CO**



Salvisberg Court, Welwyn Garden City

Two Bedrooms, Two Bathroom Apartment

OIEO £295,000

- Chain Free!
- Modern Two Bedroom Two Bathroom Apartment situated within minutes of Town Centre and Train Station
- Allocated Parking
- Hot water included in service charge

## SUMMARY

### CHAIN FREE!!

This modern two-bedroom, two bathroom Apartment is located on a popular and convenient development, located a very short walking distance from the Town Centre and Train Station. The property features entrance hall, open-plan kitchen/lounge/diner, master bedroom with ensuite, second bedroom, and bathroom. The development benefits from exceptional transport links, with Welwyn Garden City railway 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 range of shops, restaurants, and other independent retailers. **\*\* Viewing**



is highly recommended \*\*

## ENTRANCE HALL

Laminate floor, radiator, video entry-phone, door to cupboard housing hot water and heating system, door leading to bathroom.

## LIVING ROOM/KITCHEN

19' 6" x 17' 2" (5.94m x 5.24m)

Laminate floor, a range of white wall and base units, laminate work surfaces, stainless steel tap and mixer tap, tiled surround, integrated fridge/freezer, washing machine, dishwasher, oven and hob with extractor filter hood over, under and over cupboard lighting, inset ceiling lights. The living area incorporate laminate floor, two radiators, double-glazed window and French doors

leading to Juliet balcony, ceiling light.

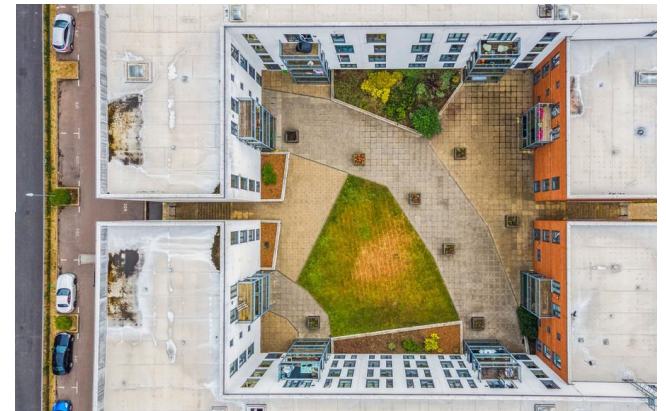
**BEDROOM ONE** 13' 1" x 12' 0" (3.98m x 3.67m)

Laminate floor, radiator, double-glazed windows, door to ensuite, ceiling light. Door leading to ensuite.

**ENSUITE** Tiled floor, radiator, shower cubicle with electric shower, pedestal sink, low-level WC, mirror, part-tiled walls, extractor fan, ceiling light.

**BEDROOM TWO** 11' 6" x 10' 8" (3.52m x 3.26m)

Laminate floor, radiator, double glazed window, ceiling light.



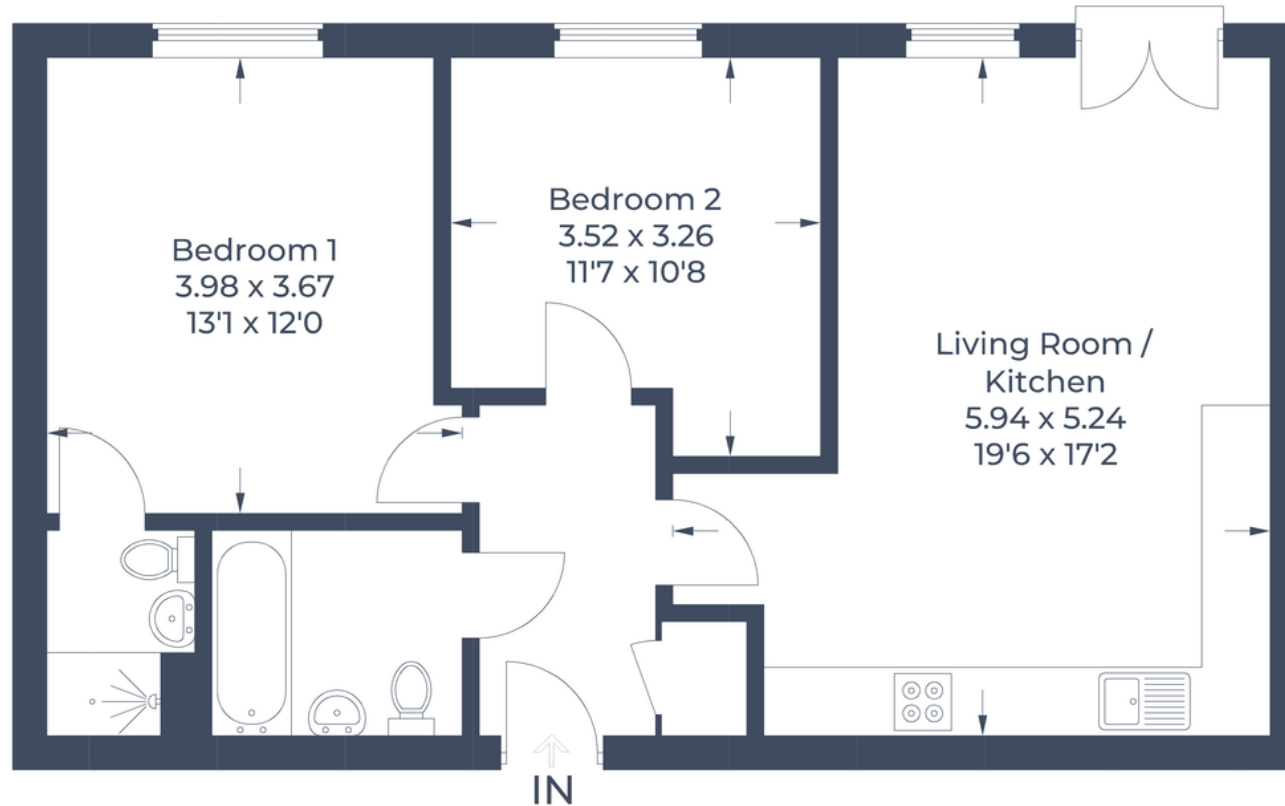
## BATHROOM

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

**EXTERNAL SPACE** Allocated parking, attractive communal courtyard gardens.

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	84   B	84   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 64.3 sq m / 692 sq ft



## Martin & Co Welwyn

16 Howardsgate • Welwyn Garden City • AL8 6BQ  
T: 01707 334576 • E: [welwyn@martinco.com](mailto:welwyn@martinco.com)

01707 334576

<http://welwyn.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.