



**Salvisberg Court, Otto Road, WELWYN GARDEN CITY AL7 3EQ**



**welcome to**

**Salvisberg Court, Otto Road, WELWYN GARDEN CITY**

This two bedroom first floor apartment is located close to Welwyn Garden City Town Centre, with great commuter links via the A414, A1(M), and mainline rail links into London. The property consists of entrance hall with entry phone, open plan kitchen/lounge, two bedrooms with Juliette balconies, en-suite and bathroom. This light and airy property is ideal for any first-time buyer or those looking to move out of London but still enabling them to be at King's Cross within 25 minutes. The whole property benefits from large windows providing ample light throughout. Hot water, heating and building insurance are included in the service charge. Additionally, there is allocated parking in a secure underground car park and off street parking for visitors. Salvisberg Court has communal gardens, playground facilities and lift access to all floors.



### Entrance Hall

Door to corridor, storage cupboard, entry phone.

### Kitchen/ Lounge/ Diner

14' 6" + door x 19' 4" ( 4.42m + door x 5.89m )

Double glazed window to front, part tiled/part wooden flooring, radiator, sink/drain, tiled splash back, electric oven/hob, space for washing machine/dishwasher/fridge freezer.

### Bedroom One

11' 2" x 13' 1" ( 3.40m x 3.99m )

Juliette balcony, wooden flooring, radiator, fitted wardrobes.

### En-Suite

Shower cubicle, wash hand basin, radiator, W/C, tiled, fan.

### Bedroom Two

10' 7" x 9' 6" ( 3.23m x 2.90m )

Juliette balcony, wooden flooring, fitted wardrobes, radiator.

### Bathroom

Tiled, bath with shower over, W/C, wash hand basin, fan, radiator.



Total floor area 63.5 sq.m. (683 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



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## Salvisberg Court, Otto Road, WELWYN GARDEN CITY

- Two Double Bedrooms
- En-Suite To Master Bedroom
- Allocated Parking
- Close to Town Centre
- Open Plan Lounge/Kitchen/Diner

Tenure: Leasehold EPC Rating: B

offers in excess of

**£290,000**



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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
WGN108679 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property

  
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