



Connells

Salvisberg Court Otto Road
Welwyn Garden City



Property Description

This well presented first floor apartment offers modern, low maintenance living in a highly convenient location close to town, making it an ideal purchase for first time buyers, investors, or those looking to downsize.

The accommodation comprises a bright open plan living and kitchen area. There are two generously sized double bedrooms, with the principal bedroom benefiting from a modern en suite shower room, along with a further well appointed bathroom, enhanced by a Juliet balcony that allows plenty of natural light to flow through and creates an airy, welcoming space.

The apartment is offered to the market chain free and further benefits from a long lease. The service charge includes heating and hot water, adding to the convenience and value of the property.

Well maintained throughout and ready to move straight into, this apartment represents an excellent opportunity for anyone seeking a comfortable home or a strong investment in a great town centre location.



Kitchen/Lounge/Diner

19' 6" x 14' 6" (5.94m x 4.42m)

Bedroom 1

13' 1" x 11' 3" (3.99m x 3.43m)

Bedroom 2

11' 7" x 10' 8" (3.53m x 3.25m)

Bathroom

7' 2" x 5' 11" (2.18m x 1.80m)

En-Suite

6' 2" x 4' 8" (1.88m x 1.42m)









Total floor area 59.5 m² (640 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.propertybox.io



To view this property please contact Connells on

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38 Wigmores North
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EPC Rating: C Council Tax
Band: C

Service Charge:
3205.00

Ground Rent:
321.26

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307689

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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 will be 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, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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