

FOR SALE



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

OFFERS IN EXCESS OF £245,000

MARTIN & CO



Salvisberg Court, Welwyn Garden City,

2 Bedrooms, 1 Bathroom

Offers In Excess Of £245,000

- Two Bedroom 2nd Floor Apartment
- Video Entry-Phone System
- Secure allocated Parking
- Gas Central Heating
- Lift to all floors
- A short distance to the a short to the Town Centre and Train Centre
- Attractive communal gardens

SUMMARY

This modern, bright two-bedroom, two bathroom, second 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 an entrance hall, open-plan kitchen/lounge/diner, master bedroom, second bedroom, bathroom, communal gardens, and secure allocated parking. 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) 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. ** Perfect for a first time buyer or investor, viewing is highly recommended **



ENTRANCE HALL

Laminate floor, radiator, video entry-phone system, Carpet, radiator, double-glazed windows to side cupboard housing hot water tank and storage, smoke alarm, ceiling light

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

Featuring laminate flooring throughout, the lounge area features radiator, double-glazed windows to side aspect, and ceiling light. The kitchen area comprises a range of white gloss wall and base units, laminate work surfaces, stainless steel sink with mixer tap, integrated appliances including Siemens electric oven and hob with extractor-hood over, fridge-freezer, dishwasher, and washing machine, under and over-cupboard lighting, part-tiled walls, extractor fan, smoke alarm, inset LED ceiling lights.

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

Carpet, radiator, double-glazed windows to side aspect, built-in wardrobe, ceiling light.

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

Carpet, radiator, double-glazed windows to side aspect, ceiling light.

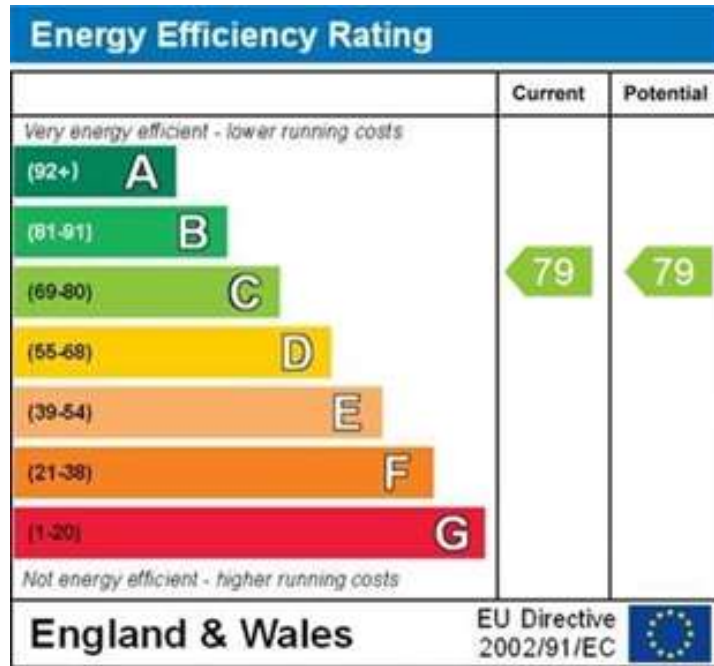
BATHROOM

Tiled floor, heated towel rail, white bathroom suite comprising panel enclosed bath with stainless steel mixer tap, electric shower and shower screen, low-level flush WC, pedestal sink with stainless steel mixer tap, tiled walls, extractor fan, LED ceiling lights.

EXTERNAL SPACE

Communal grounds, secure allocated parking.

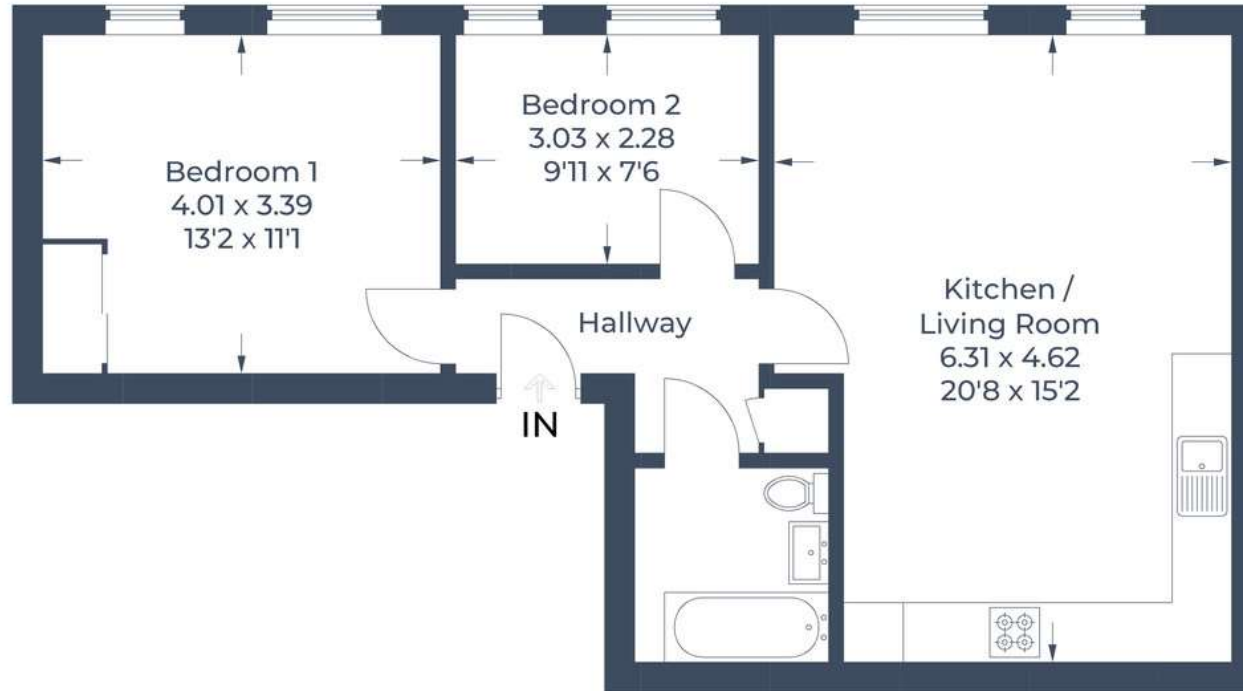




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Approximate Gross Internal Area = 58.1 sq m / 625 sq ft



Second Floor

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