



**Connells**

Salvisberg Court Otto Road  
Welwyn Garden City



### Property Description

Connells bring to market, the TWO BEDROOM SECOND FLOOR APARTMENT in the ideal location for the TRAIN STATION & TOWN CENTRE. This apartment comprises of two bedrooms, open plan living/kitchen area, en suite to the master bedroom plus a family bathroom and allocated parking for ONE CAR underground. This flat is being offered CHAIN FREE so the perfect place for a FIRST TIME BUYER or an INVESTMENT purchaser.

If you would love to come and see this property, then please get in touch!!!



## Entrance Hall

Front door, radiator, Internet cable connection.

## Open Plan Lounge/Kitchen

13' 8" x 20' 9" ( 4.17m x 6.32m )

Lounge - TV/phone points, two radiators, double glazed window on to Juliet balcony

Kitchen - Improved and upgraded approx 2 years ago, Cupboards throughout at wall and base level, Electric oven and hob, stainless steel sink and drainer, extractor fan, integrated washing machine, fridge freezer and dishwasher.

## Bedroom 1

12' x 12' 8" ( 3.66m x 3.86m )

Double glazed window to the side, double glazed patio, with Juliet balcony to the side, radiator, TV point, door to en-suite.

## En-Suite

Shower, pedestal basin, low level w/c, radiator, frosted double glazed window to the side, small cabinet.

## Bedroom 2

11' 8" x 7' 8" ( 3.56m x 2.34m )

Double glazed french door onto Juliet balcony, radiator, TV point.

## Bathroom

Frosted double glazed window to the side. Bath with shower over, pedestal basin, low level W/C, radiator.

## Parking

Secure underground parking with one

allocated parking space, bicycle & motorbike parking.

## Outbuildings

Communal bin shed

## Leasehold Information

The Leasehold information on this property is as follows:-

The Annual ground rent is £321

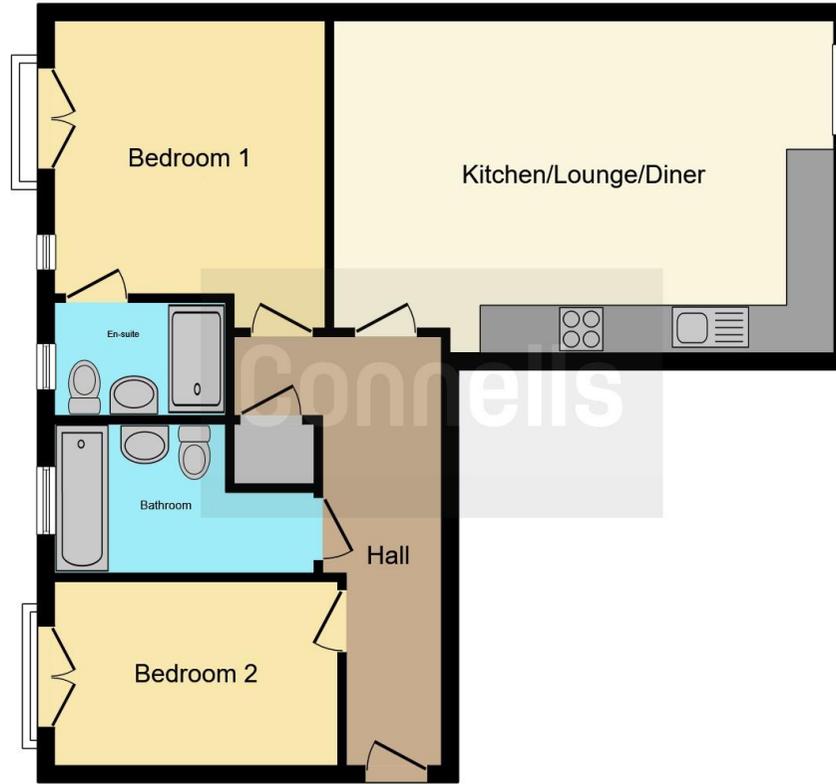
The Service Charge is £2800 annually.

The lease 113 years remaining.









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

To view this property please contact Connells on

**T 01707 322 903**  
**E welwyngardencity@connells.co.uk**

38 Wigmores North  
 WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2800.00

Ground Rent:  
 321.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307144](http://connells.co.uk/Property/WWY307144)**

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

~C:\Program Files  
 (x86)\LSS\Matchmaker  
 Connells\Templat  
 er Connells\Templat  
 es\TSILogoWhite.jpg~

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.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: WWY307144 - 0015