

**FOR SALE**



**One Bedroom Apartment, Salvisberg Court, Otto Road, Welwyn Garden City**

**ASKING PRICE OF £215,000**

  
**MARTIN&CO**

## One Bedroom Apartment

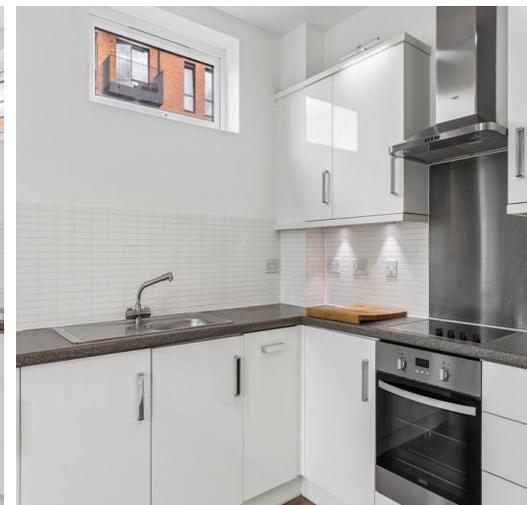
Salvisberg Court, Otto Road

ASKING PRICE OF £215,000

- Chain Free!! One Bedroom 1st Floor Apartment
- A short walk from the Town Centre & Train Station
- Allocated secure tandem car space
- Heating & Hot Water included in service charge

### SUMMARY

**CHAIN FREE!** This well-presented **ONE BEDROOM** Apartment is situated within a short walk of WGC Town Centre and Train Station. The property features entrance hall, contemporary open-plan kitchen/lounge, double bedroom, bathroom, **ALLOCATED TANDEM PARKING SPACE FOR TWO CARS**, and communal grounds. The development benefits from exceptional transport links, with Welwyn Garden City train 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. **\*\* Viewing is HIGHLY RECOMMENDED \*\***



**ENTRANCE HALL** Composite front door leading to entrance hall featuring laminate floor, radiator, cupboard housing hot water tank and utility meters, video entry-phone system, two ceiling lights.

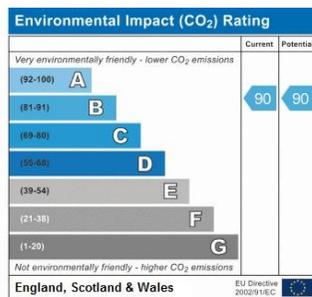
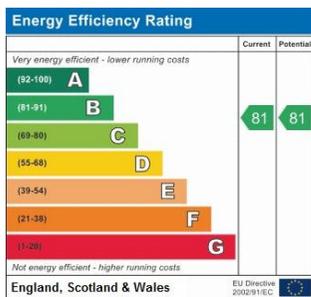
**KITCHEN/LOUNGE/DINER 18' 0" x 14' 1" (5.5m x 4.3m)** Laminate floor, radiator, modern white gloss kitchen with laminate work surfaces, stainless steel sink with mixer tap, part-tiled walls, integrated appliances including fridge-freezer, Zanussi oven and hob with extractor hood over and stainless-steel splash-back, slimline dishwasher, washing machine and ample storage space with under and overhead lighting. Additionally, there is plenty of light from the double-glazed windows in the room which faces the front and side aspect.

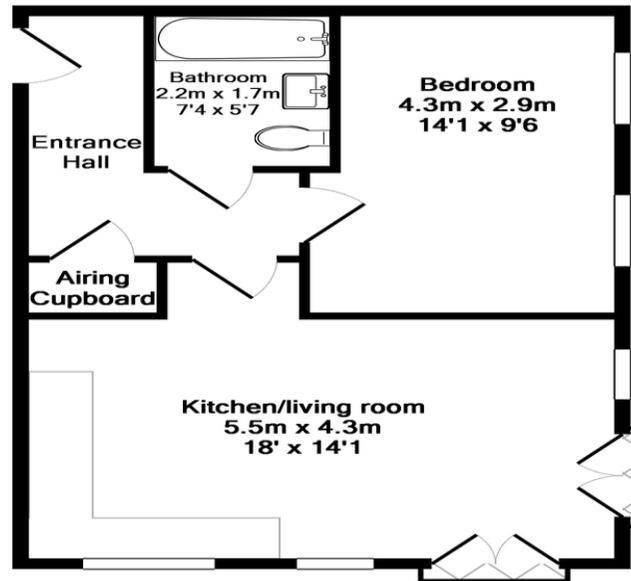
**DOUBLE BEDROOM 14' 1" x 9' 6" (4.3m x 2.9m)** Carpet, radiator, double-glazed windows and French doors with Juliet balcony to side aspect, ceiling light.

**BATHROOM 7' 4" x 5' 7" (2.2m x 1.7m)** Vinyl tiled floor, three-piece bathroom suite comprising white panel enclosed bath with silver mixer tap and electric shower attachment, low-level flush WC, pedestal sink with silver mixer tap, heated towel rail, part-tiled walls, extractor fan, ceiling light.



**EXTERNAL SPACE** Allocated tandem parking space for two cars.





Total Approx. Floor Area 42.7 Sq.M. (459 Sq.Ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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**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.