



**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 )



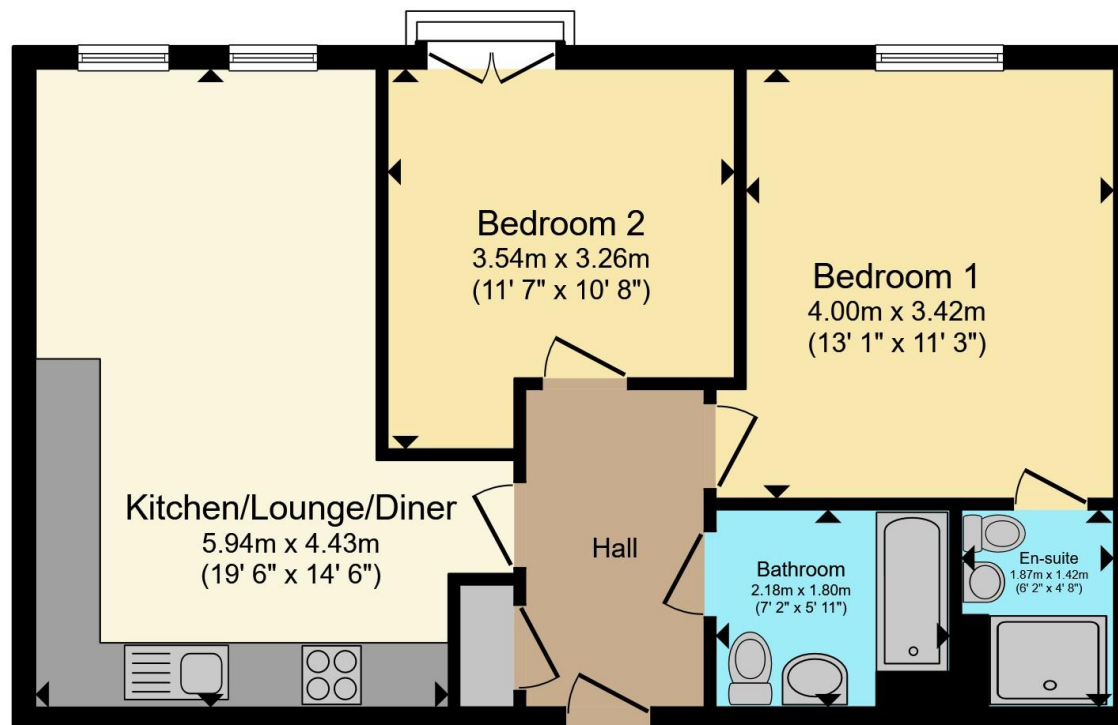
## Buyers Note

\*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 59.5 m<sup>2</sup> (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](http://www.propertybox.io)

**Connells**

To view this property please contact Connells on

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

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](http://connells.co.uk/Property/WWY307689)**

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

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.

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