



2 bedrooms



2 bathrooms



1 reception



Communal Garden



Allocated



EPC Band B

Leasehold

Council Tax Band:
C £2,037.07 (25/26)

Local Authority:
Welwyn & Hatfield



A fantastic third floor apartment located in a highly sought after central location, within walking distance of the mainline railway station serving London Kings Cross and with easy access to Welwyn Garden City shops.

Description

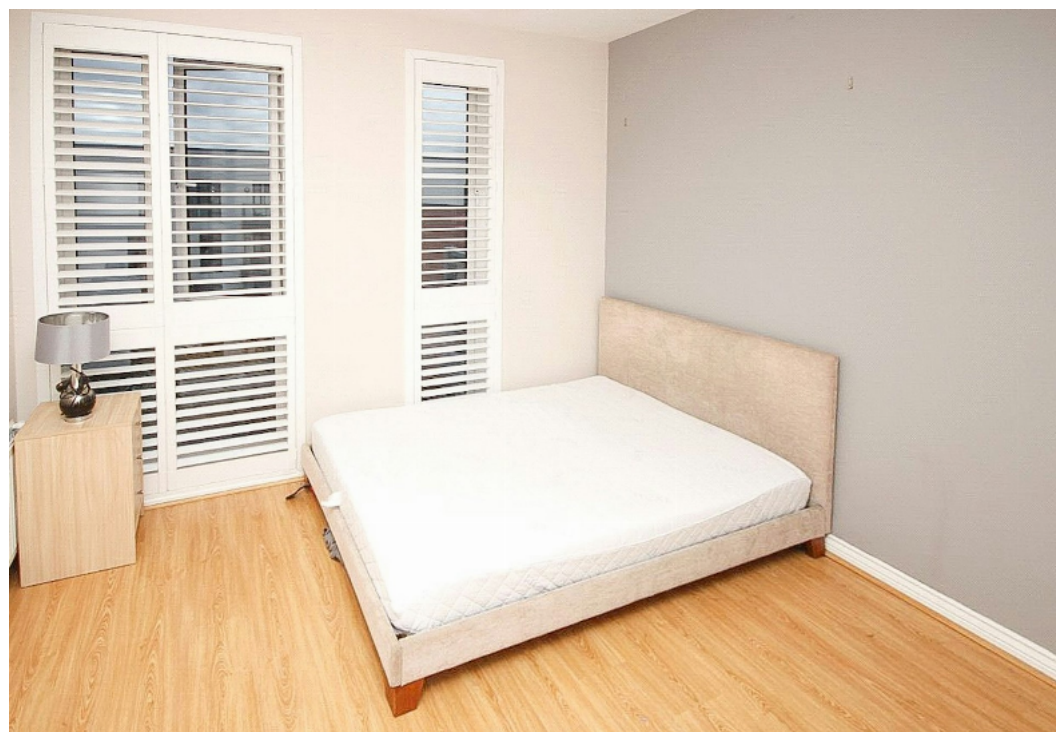
This spacious third floor apartment offers great sized living accommodation built to a high standard by 'Taylor Wimpey'. There are two good sized bedrooms, one benefiting from an en-suite shower room and double glazed French doors which open on to a balcony. There is an additional white three piece bathroom. The large open plan lounge has a fitted kitchen off, which offers integrated appliances including electric oven and hob and fitted fridge/freezer. Laminate wood floors are fitted, along with plenty of storage and for comfort and economy, gas heating serves radiators and windows are double glazed throughout. Externally there is private underground parking, visitor bays and beautifully presented communal gardens.

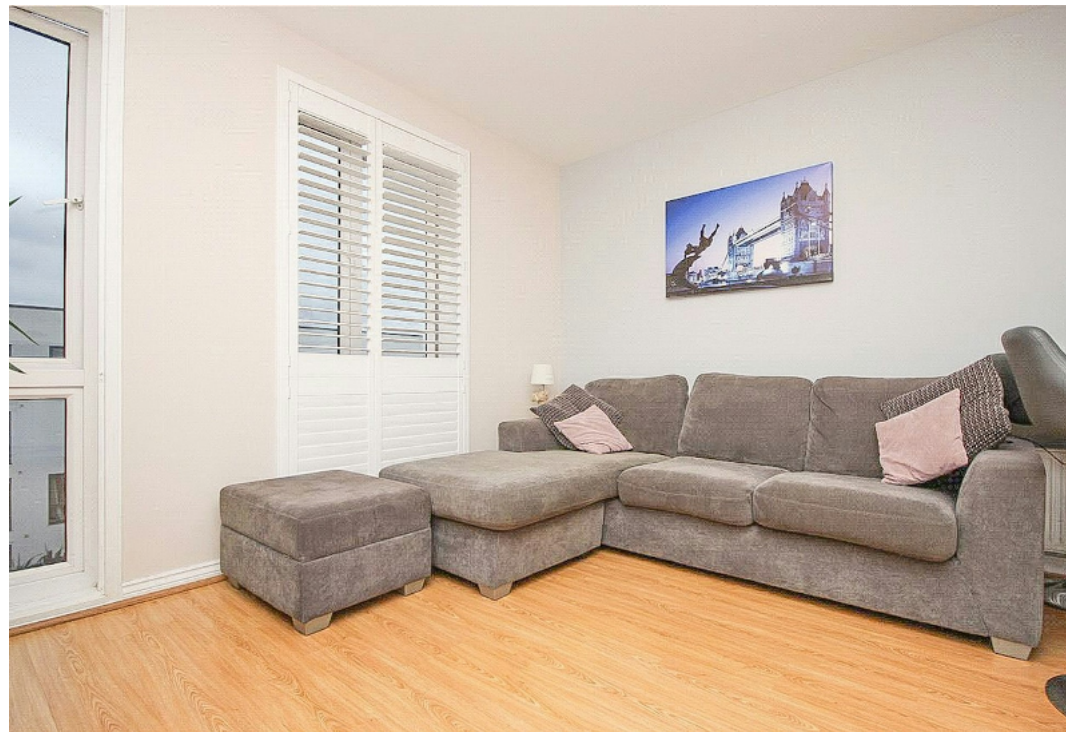
Location

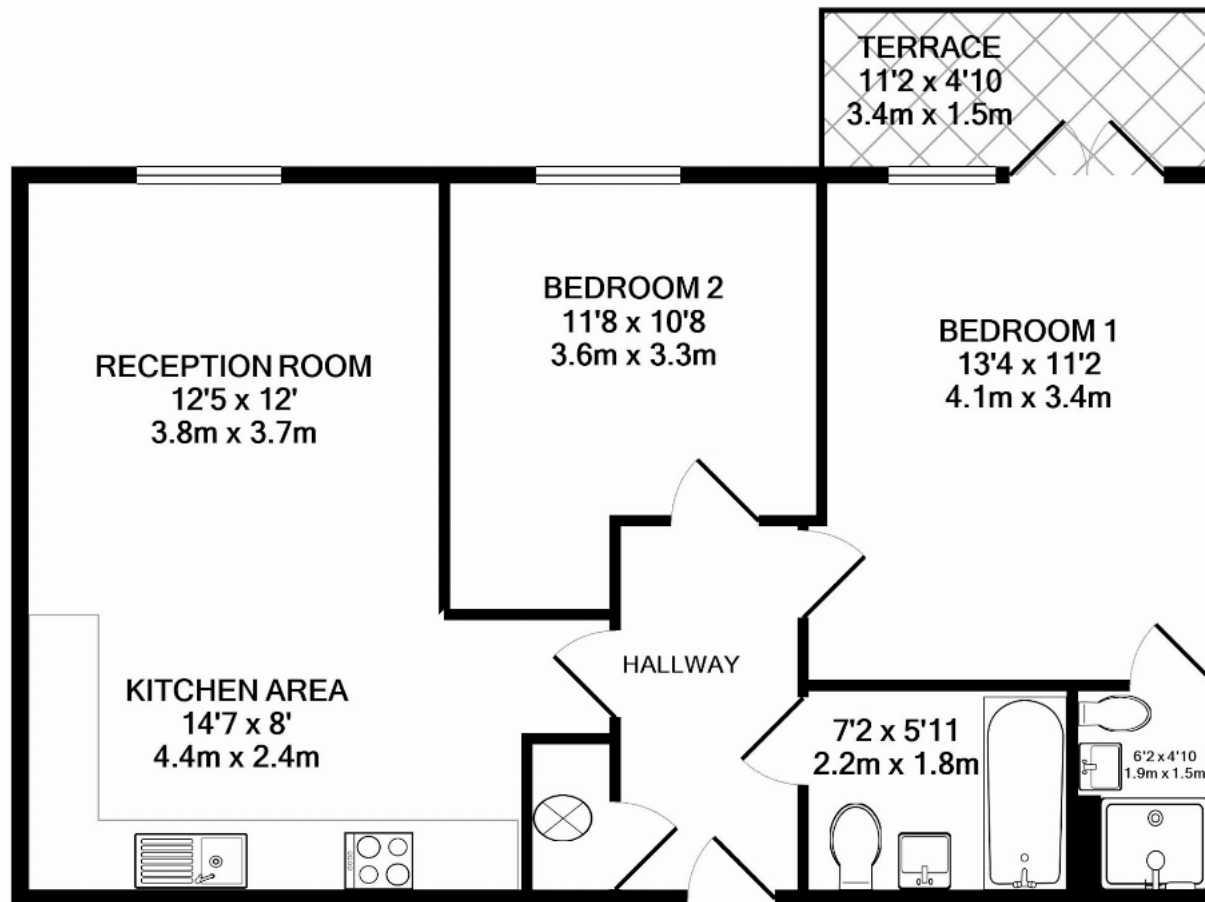
Salvisberg Court is located in a quiet residential area of Welwyn Garden City, Hertfordshire. It offers convenient access to local amenities, schools, and transport links, including Welwyn Garden City train station and the A1(M).

Buyers Information

In compliance with the UK's Anti Money Laundering (AML) regulations, we are required to confirm the identity of all prospective buyers at the point of an offer being accepted and use a third party, Identity Verification System to do so. There is a nominal charge of £48 (per person) including VAT for this service. For more information, please refer to the terms and conditions section of our website. The service charges are £267.77 a month The ground rent is £300 pa Lease 111 years remaining







TOTAL APPROX. FLOOR AREA 684 SQ.FT. (63.5 SQ.M.)

This floorplan is for illustration purposes only. The measurements and position of each element are approximate and must be viewed as such.

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2024 equated to £29.76 per referral.