

 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



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Salvisberg Court, Otto Road, Welwyn Garden City, AL7 3EQ  
Guide price of £300,000

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

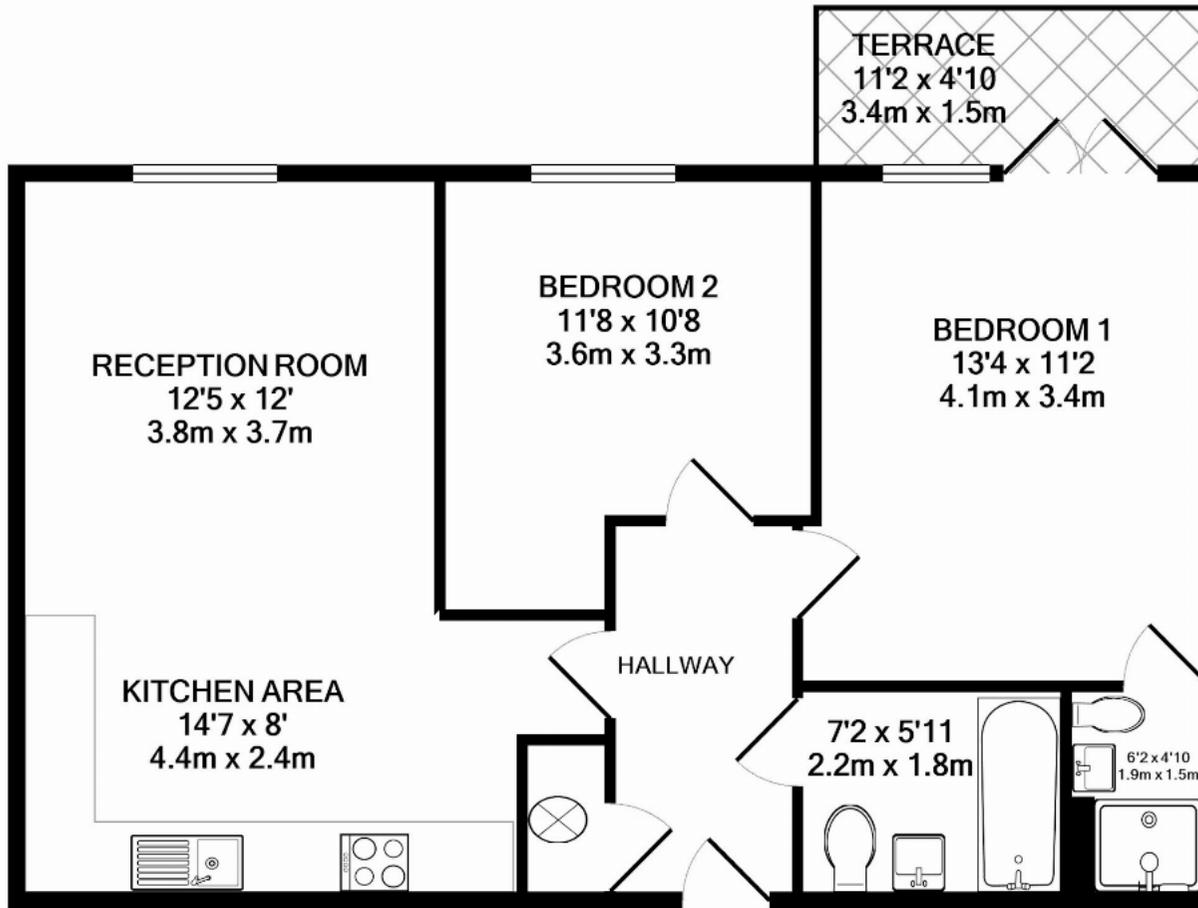
Salvisberg Court is located in a quiet residential area of Welwyn Garden City, Hertfordshire. It offers convenient access to local amenities, schools, and transport links, including Welwyn Garden City train station and the A1(M).



### 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.

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