

**FOR SALE**



**Two Bedroom, Two Bathroom Apartment**  
**Eddington Crescent, Welwyn Garden City**  
**ASKING PRICE OF £260,000**

**MARTIN&CO**





## Eddington Crescent, WGC, Herts

### Two Bedrooms, Two Bathrooms

**ASKING PRICE OF £260,000**

- Two Double Bedrooms with Ensuite to Master
- Open Plan Lounge/Diner with Juliet Balcony
- Entry-Phone system
- Allocated Parking Space
- Attractive Countryside views
- Gas Central Heating
- Ideal for Investors or First-Time Buyers

### SUMMARY

This well maintained two bedroom top floor Apartment is located in the popular Chequers area of Welwyn Garden City, within walking distance of Welwyn Garden City Town Centre and Train Station. The property itself is set back from the road and comprises of a spacious entrance hall, two bedrooms (one with ensuite), bathroom, and open-plan lounge/diner/kitchen with Juliet balcony. Externally, you have the benefit of an allocated parking space close to the property, and well-maintained communal grounds featuring mature shrubs and flowers. Welwyn Garden City has a variety of shops, restaurants and other amenities, and the Train Station has regular services to Kings Cross within 30 minutes.

### ENTRANCE HALL

Carpet, radiator, large cupboard housing Ideal boiler, utility meters, and additional storage space, Entryphone system, smoke alarm, access to loft, ceiling light.

## LOUNGE/DINER/KITCHEN

Laminate floor, two radiators, double-glazed window to rear aspect, double-glazed sliding doors to rear aspect with Juliet balcony with views of open countryside, two ceiling lights. Integrated kitchen area with laminate floor, a range of white wall and base units with laminate work surfaces, stainless steel sink with mixer tap, integrated oven and hob with extractor hood over, space for fridge-freezer and dishwasher, part-tiled walls, small double-glazed window, ceiling light.

## MASTER BEDROOM

Carpet, radiator, double-glazed window to front aspect with fitted blind, ceiling light.

## ENSUITE

Vinyl floor, double shower cubicle, pedestal sink with stainless steel taps, low-level flush WC, heated towel rail, part-tiled walls, extractor fan, ceiling light.

## BEDROOM TWO

Carpet, double-glazed window to front aspect with fitted blind, ceiling light.

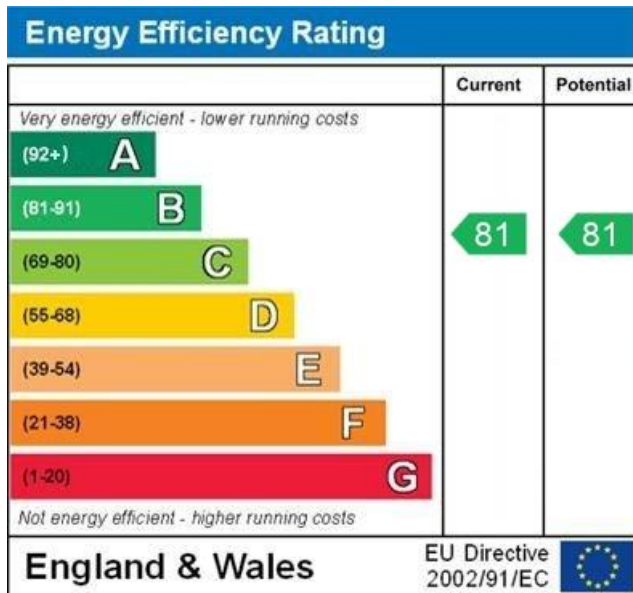
## BATHROOM

Vinyl floor, radiator, panel enclosed bath with shower attachment, pedestal sink with stainless steel taps, low-level flush WC, part-tiled walls, shaver point, extractor fan, ceiling light.

## EXTERNAL SPACE

Allocated parking, communal gardens.





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