



Connells

Eddington Crescent
Welwyn Garden City



Property Description

A modern one bedroom ground floor apartment located on the edge of Welwyn Garden City with allocated parking. Upon arrival, you are greeted with a meticulously presented exterior, hinting at the care and attention to detail found within. As you enter, the spacious living area beckons, boasting ample natural light that streams through the windows, creating an inviting ambiance. There is a modern kitchen diner with more than ample a wide array of cupboard space. The bedroom offers a cozy retreat, complete with built-in storage solutions and a soothing colour palette conducive to relaxation. Outside, a designated parking spot ensures convenience and security, adding to the allure of this peaceful abode. With it's impeccable presentation and desirable location, this apartment promises to be popular!

Entrance Hall

Lounge

13' 2" x 8' 9" (4.01m x 2.67m)

Double glazed window to rear aspect, double glazed patio doors, carpeted, radiator.

Kitchen

11' 5" x 10' (3.48m x 3.05m)

Double glazed window to side aspect, tiled flooring, range of wall and base level units, worktops, electric oven, gas hob, extractor fan, sink with drainer.

Bedroom

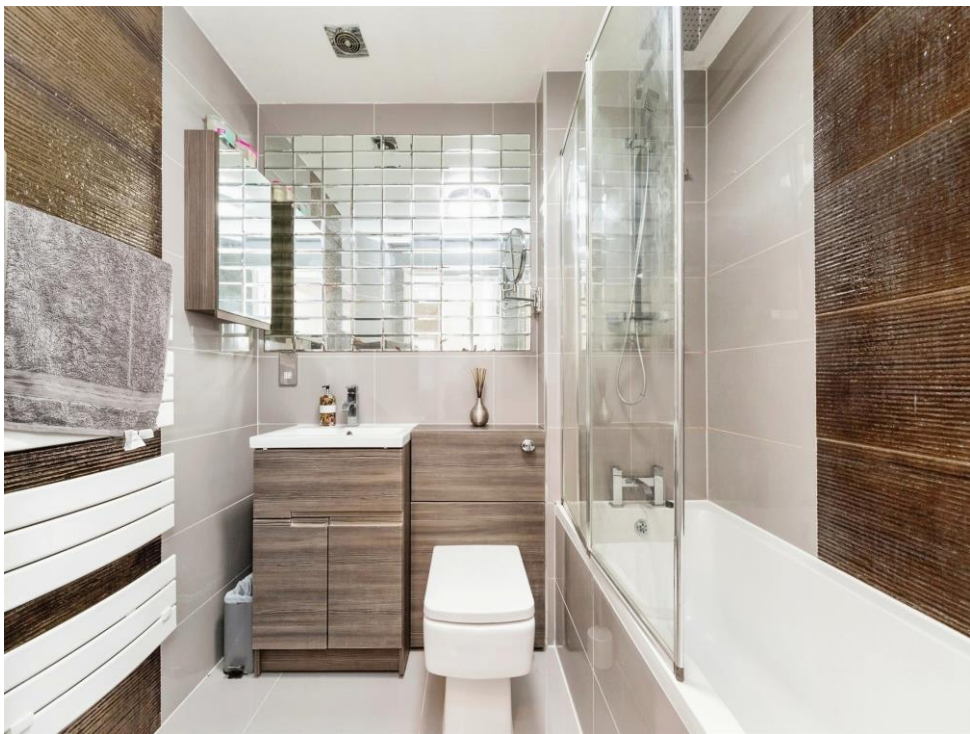
10' 3" x 8' 5" (3.12m x 2.57m)

Double glazed window to rear aspect, carpeted, radiator, fitted wardrobes.

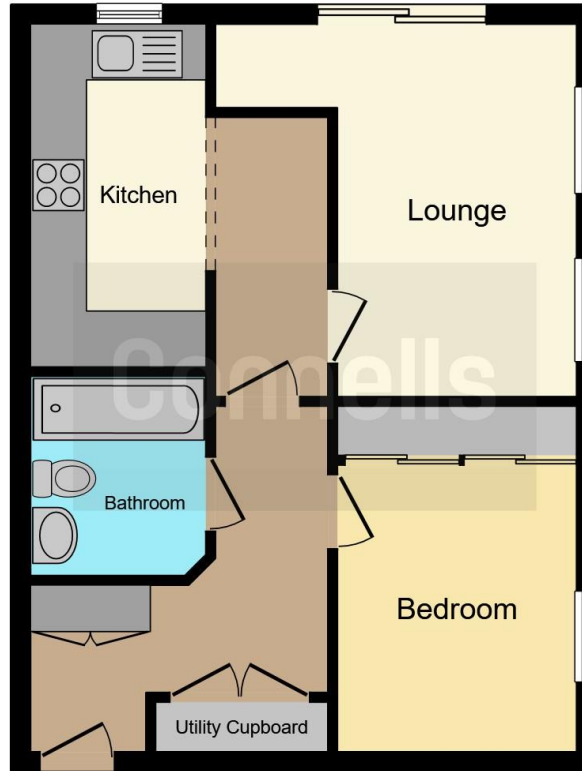
Bathroom

Tiled walls & flooring, wash hand basin, low level wc, bathtub with mixer taps, shower, heated towel rail.









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.focalagent.com

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EPC Rating: C

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2007. 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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