



**Connells**

Eddington Crescent  
WELWYN GARDEN CITY



# Eddington Crescent WELWYN GARDEN CITY AL7 4SY

for sale  
**£220,000**



## Property Description

A top floor one bedroom modern apartment situated in this popular residential development.

This property would make an ideal first time purchase or a buy to let investment with an estimated rent of £1200 p.c.m. Open plan living room with french doors onto a Juliet balcony with a bathroom and an allocated parking space make this one not to be missed!

## Entrance Hall

Door to Front. Radiator, Built in Cupboard, Security entrance handset.

## Lounge/Kitchen

23' 7" x 10' 5" ( 7.19m x 3.17m )

Open plan living. Double Glazed French doors onto Juliet Balcony. TV point. Radiator.

## Kitchen Area

Adjoining Lounge area. Stainless steel sink with drainer. Gas Hob with electric oven. Plumbing for washing machine. Space for fridge freezer. Cupboards at wall and base level. Glo Worm gas boiler. Double glazed window. Tiled flooring.

## Bedroom 1

13' 1" x 10' ( 3.99m x 3.05m )

Double glazed window. Built in double wardrobe.

## Bathroom

Paneled bath with electric shower unit over. Wash hand basin with low level WC. Shower panel. Radiator and tiled flooring.

## Exterior

## Parking

One allocated parking space

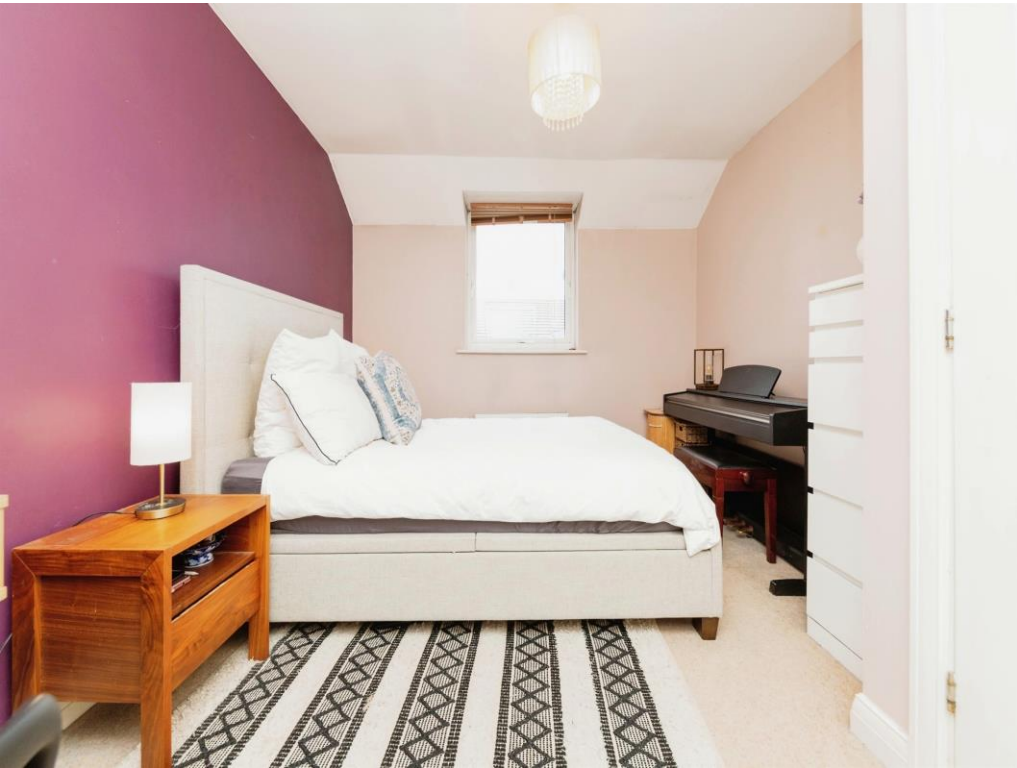
## Agents Note

Our client informs us of the following lease information:

Length of lease: 125 years from 1st April 2007 - approx 107 years remaining

Service Charges - Currently £666,12 P.A  
Previous year 2023/2024 - £1,517 P.A

Ground Rent £200 P.A ( For 2024/2025 confirmed by landlord)

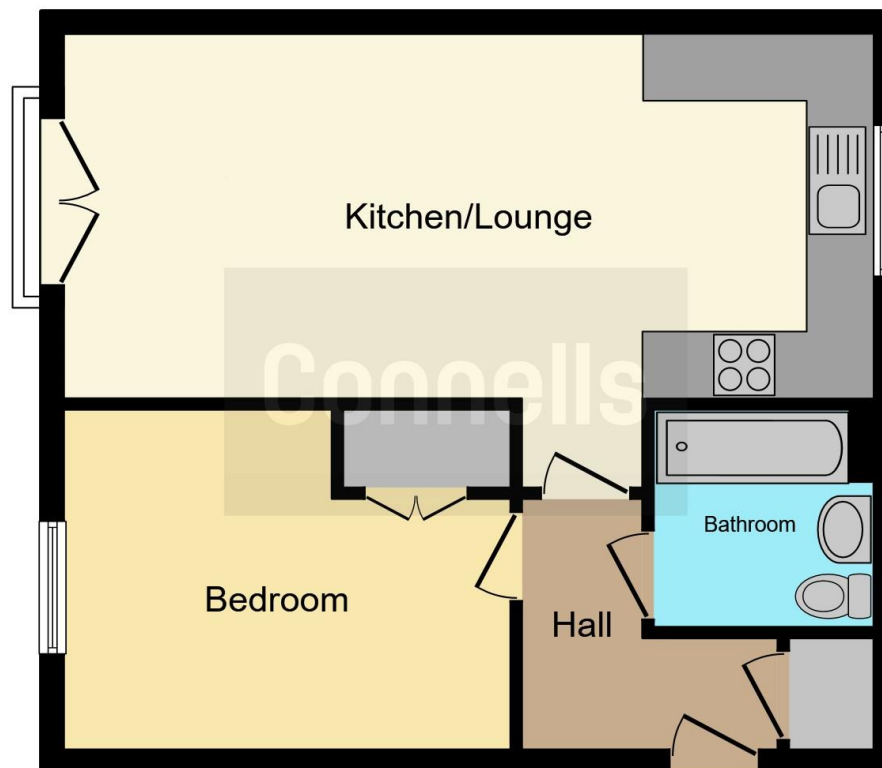












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY306311](http://connells.co.uk/Property/WWY306311)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Apr 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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