



**Connells**

Eddington Crescent  
Welwyn Garden City



### Property Description

Offered for sale chain free, this well presented two bedroom, two bathroom ground floor apartment is situated within the ever popular Chequersfield development and provides well balanced accommodation throughout.

The property comprises a welcoming entrance hall leading to a bright and spacious living room with patio doors opening onto a private patio area, ideal for outdoor seating. There is a separate fitted kitchen offering ample storage and worktop space.

The principal bedroom benefits from its own en suite shower room, while the second bedroom is generously sized and served by a separate family bathroom.

Positioned within a sought after development, the apartment is ideal for first time buyers, downsizers or investors looking for a straightforward purchase.



**Lounge/ Diner**

14' 8" x 13' 4" ( 4.47m x 4.06m )

**Kitchen**

9' 9" x 6' 8" ( 2.97m x 2.03m )

**Bedroom 1**

11' 1" x 9' 2" ( 3.38m x 2.79m )

**En-Suite**

7' 1" x 5' 10" ( 2.16m x 1.78m )

**Bedroom 2**

9' 9" x 9' 3" ( 2.97m x 2.82m )

**Bathroom**

6' 10" x 6' 3" ( 2.08m x 1.91m )





Total floor area 56.4 m<sup>2</sup> (607 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

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38 Wigmores North  
WELWYN GARDEN CITY AL8 6PH

EPC Rating: Council Tax  
Awaited Band: C

Service Charge:  
1641.84

Ground Rent:  
234.84

Tenure: Leasehold

**view this property online [connells.co.uk/Property/WWY307575](http://connells.co.uk/Property/WWY307575)**

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: WWY307575 - 0003