



Connells

Eddington Crescent
Welwyn Garden City

Eddington Crescent Welwyn Garden City AL7 4SY

for sale offers over
£250,000



Property Description

Situated within a modern development on Eddington Crescent, this well-presented two-bedroom, two-bathroom top floor apartment is offered for sale chain free.

The property features a bright and spacious living area with a Juliette balcony, allowing for plenty of natural light. There is a separate, fully fitted kitchen, providing a practical and functional layout.

The accommodation comprises two generously sized bedrooms, with the principal bedroom benefiting from an en-suite shower room, alongside a contemporary family bathroom. The property is in good condition throughout, making it ready for immediate occupation.

Ideally suited to first-time buyers, investors or downsizers, the apartment also benefits from a long lease. The location provides convenient access to a range of well-regarded local schools, including Commonswood Primary & Nursery School, Panshanger Primary School, and secondary options such as Monk's Walk School.

Lounge/Diner

20' 7" x 16' 6" (6.27m x 5.03m)

Kitchen

9' 3" x 6' 9" (2.82m x 2.06m)

Bedroom 1

10' 8" x 10' 1" (3.25m x 3.07m)

En-Suite

7' 7" x 3' 11" (2.31m x 1.19m)

Bedroom 2

9' 9" x 8' 5" (2.97m x 2.57m)

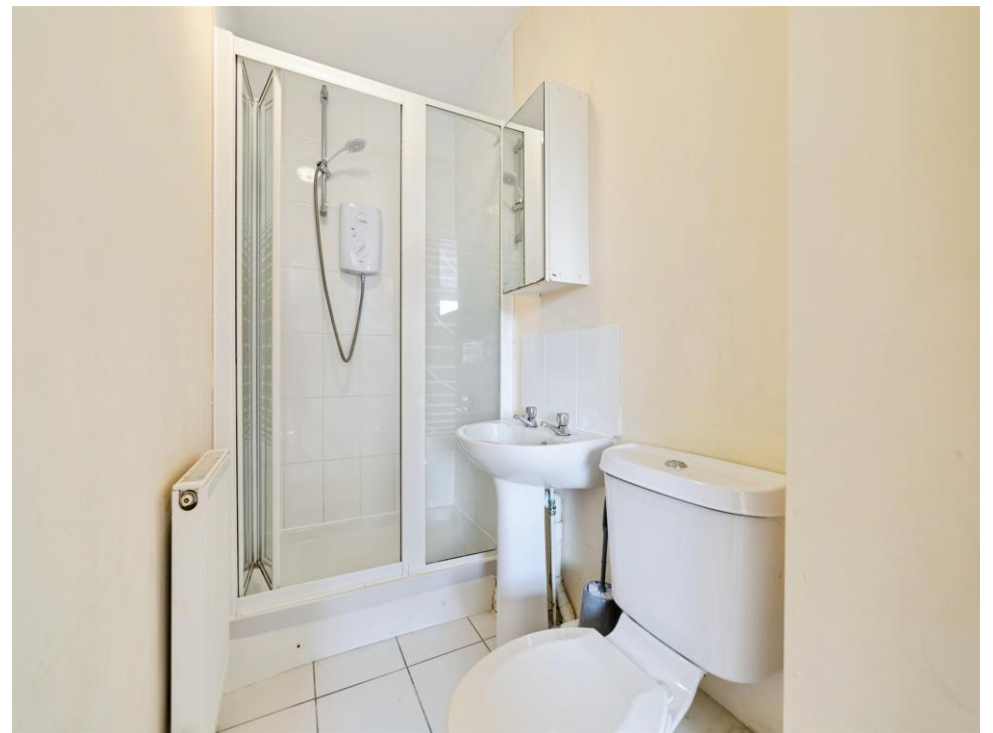
Bathroom

7' 1" x 5' 7" (2.16m x 1.70m)

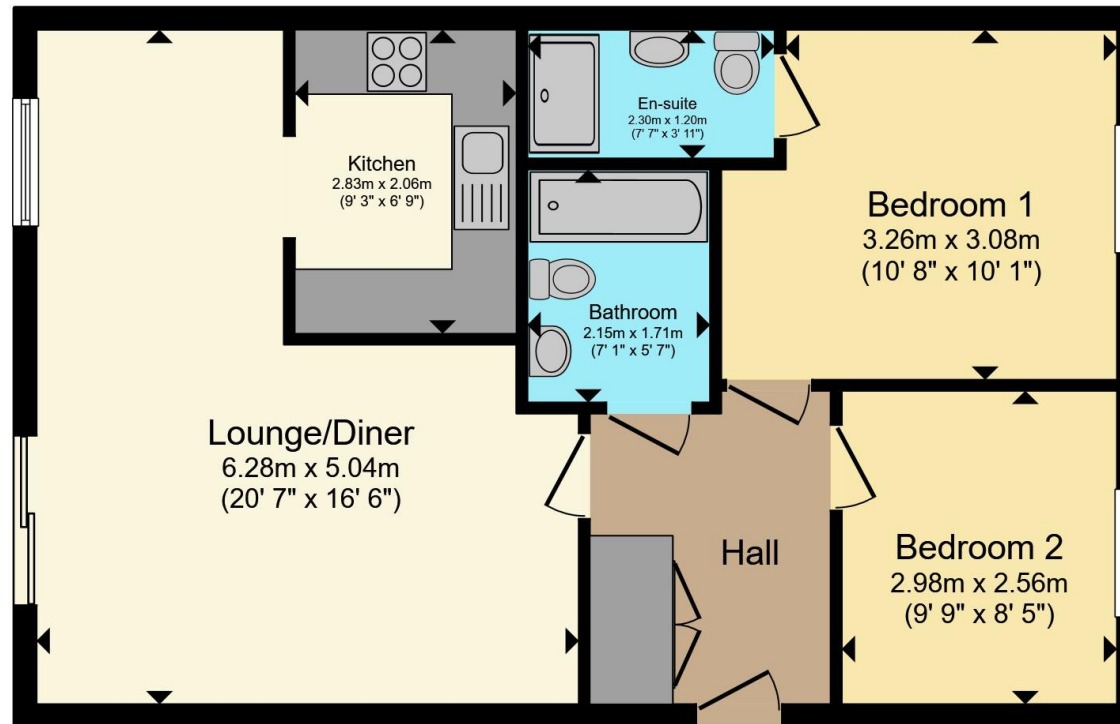
Buyers Note

*Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.









Total floor area 63.1 m² (679 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

Connells

To view this property please contact Connells on

T 01707 322 903

E welwyngardencity@connells.co.uk

38 Wigmores North
WELWYN GARDEN CITY AL8 6PH

EPC Rating: B Council Tax
Band: C

Service Charge:
1650.73

Ground Rent:
234.84

Tenure: Leasehold

view this property online connells.co.uk/Property/WWY307708

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

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: WWY307708 - 0006