



159 Eddington Crescent, Welwyn Garden City, AL7 4SY

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Handside House, Handside Lane,
Welwyn Garden City, Herts AL8 6TA

159 Eddington Crescent, Welwyn Garden City, AL7 4SY

A bright and spacious one-bedroom apartment situated within an attractive modern development in Welwyn Garden City. The property offers well-proportioned accommodation with a generous entrance hall, double bedroom and bathroom, together with an impressive dual-aspect lounge/dining room enjoying plenty of natural light. The living space opens into a well-equipped fitted kitchen with a good range of units and integrated cooking appliances. Further benefits include gas central heating, double glazing and allocated parking conveniently positioned close to the building. An ideal purchase for a first-time buyer, commuter or investor.

Reception room 15'1" x 12'5" (4.6m x 3.8m)

Kitchen 12'1" x 6'2" (3.7m x 1.9m)

Bedroom 10'5" x 8'10" (3.2m x 2.7m)

Bathroom 7'2" x 6'2" (2.2m x 1.9m)

Information

Council tax - £2,138.03 per annum (2026/27)

Tenure: Leasehold – approximately 131 years remaining

Service Charge: Approximately £1,480 per annum

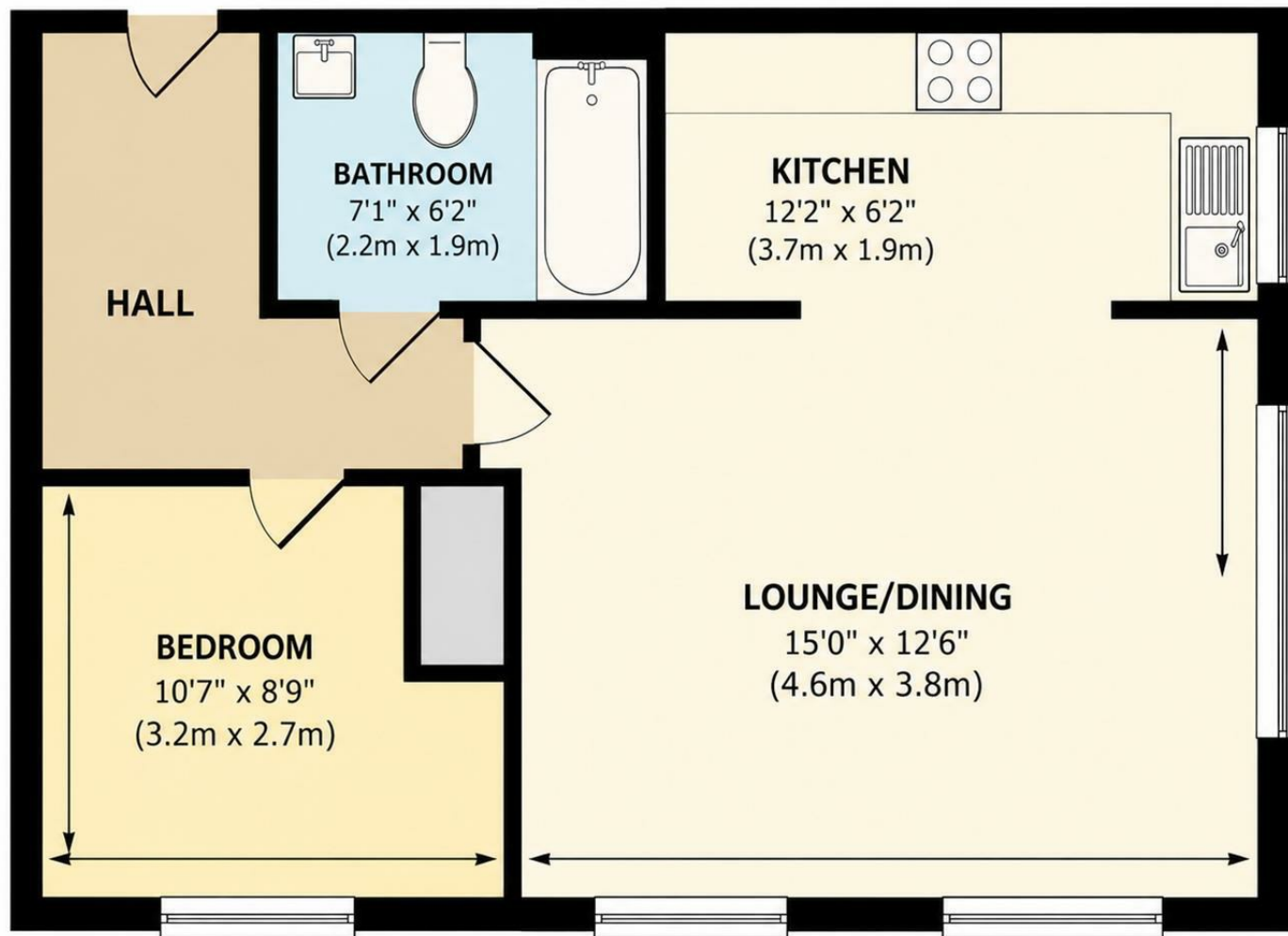
Ground Rent: Approximately £366.64 per annum



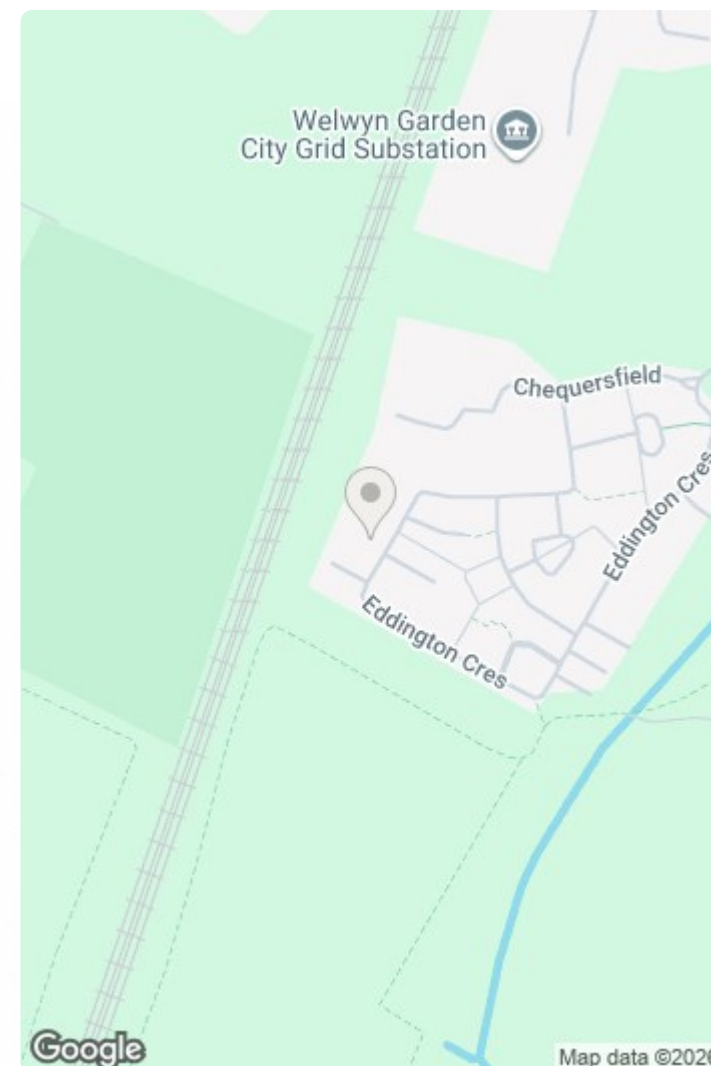
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Company incorporated in England No. 4713968
VAT No. 745 8368 91





This floor plan is for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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