



**Connells**

Eddington Crescent  
Welwyn Garden City



### 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 )

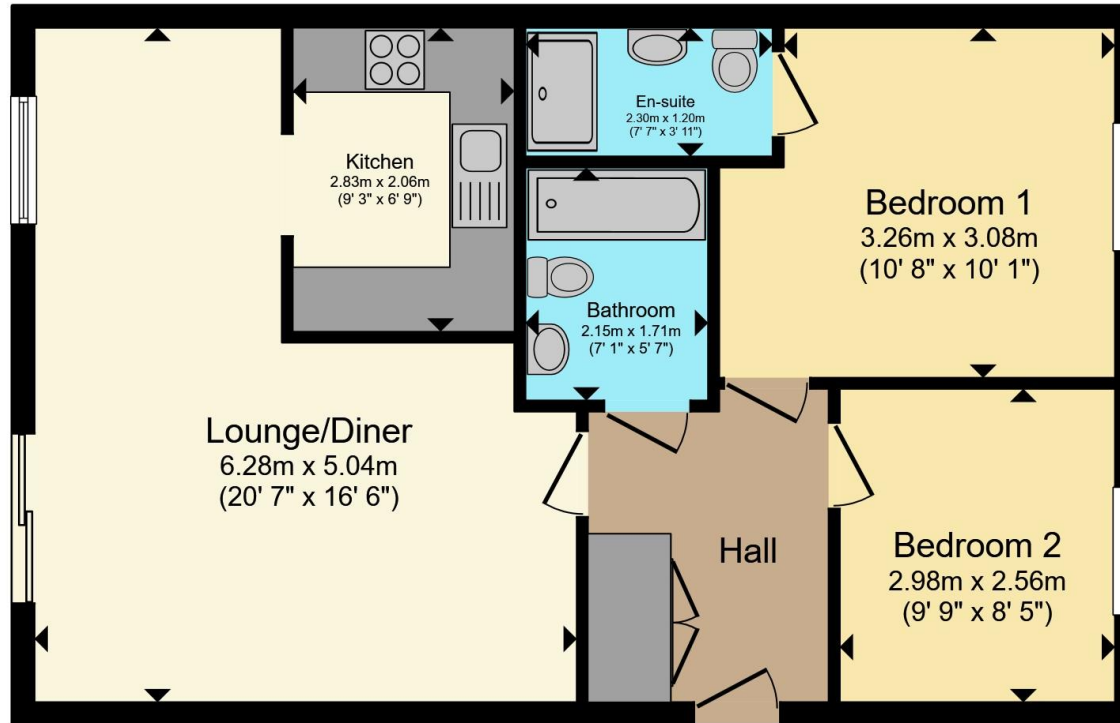
## Bathroom

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









Total floor area 63.1 m<sup>2</sup> (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](http://www.propertybox.io)



To view this property please contact Connells on

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38 Wigmores North  
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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](http://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.

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