



Eddington Crescent, WELWYN GARDEN CITY AL7 4SY



welcome to

Eddington Crescent, WELWYN GARDEN CITY

This **CHAIN FREE** two bedroom top floor apartment is situated in the popular Eddington Crescent Development, located just 1.5 miles from Welwyn Garden City Town Centre and Train Station. Internally the property boasts a dual aspect large lounge/diner with Juliet balcony, kitchen with integrated fridge freezer and dishwasher, two bedrooms and bathroom. Externally there are communal gardens, visitors parking and allocated parking for the apartment. This property would make an ideal investment or first time buyer property as well as perfect for the everyday commuter.



Lounge

15' x 12' 8" (4.57m x 3.86m)

Dual aspect window, Juliet balcony, carpet, radiator.

Kitchen

11' 8" x 6' 7" (3.56m x 2.01m)

Double glazed window, tiled flooring, gas hob, electric oven, integrated fridge freezer/dishwasher, sink/drain.

Hallway

Storage cupboard, radiator.

Bedroom One

11' 8" x 8' 11" (3.56m x 2.72m)

Double glazed window, carpet, radiator.

Bedroom Two

10' 4" x 6' 7" (3.15m x 2.01m)

Double glazed window, carpet, radiator.

Bathroom

Tiled, bath, W/C, wash hand basin, electric shower, radiator.



Total floor area 53.7 m² (578 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.focalagent.com



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Eddington Crescent, WELWYN GARDEN CITY

- Top Floor Flat
- Two Bedrooms
- Communal Gardens
- Allocated Parking
- Popular Location

Tenure: Leasehold EPC Rating: C

guide price

£240,000



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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.



Property Ref:
WGN108953 - 0006

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Please note the marker reflects the postcode not the actual property


william h brown



01707 324361



WelwynGardenCity@williamhbrown.co.uk



53 Wigmores North, WELWYN GARDEN CITY,
Hertfordshire, AL8 6PG



williamhbrown.co.uk