



WRIGHTS

189 Eddington Crescent, Welwyn Garden City, Hertfordshire, AL7 4SY

- Chain Free
- Top Floor Apartment
- Dual Aspect Lounge Diner
- Juliet Balcony
- Loft Access
- Allocated Parking & Visitor Bays
- Close To Town Center & Mainline Trains
- Reasonable Service Charge



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity has arisen to purchase this well presented **LARGE ONE BEDROOM TOP FLOOR** apartment positioned in a private and contemporary block. Presented in good condition, this is an ideal opportunity for first time buyers or downsizers. For exclusivity, there is an allocated parking bay in the **PRIVATE CAR PARK**. Further features include a shaker kitchen and a dual aspect living area **WITH JULIETTE BALCONY**. The Scholars walk development was constructed in 2006 by Wimpey homes and features well landscaped gardens and wide verges. This property was purchased off plan by the current vendors so benefits from just one owner since its construction. There are well presented and secure communal areas with carpeted flooring. Just 1.5 miles from the **MAINLINE STATION** serving Kings cross and Moorgate in under 30 minutes there is also a bus stop in the Scholars Walk development. Close proximity to major road links such as the A414 and A1M. A must see property to appreciate its noteworthy features. An ideal home in a safe and well presented environment and for investors, the property could potentially be let at £1,100 PCM.



ROOM DESCRIPTIONS

Communal Entrance

Immaculately kept and carpeted hallways. Secure entry door to the front and rear elevations. Internal letter boxes. Lights to all floors

Entrance Hall

Spacious entrance with the added bonus of a storage cupboard and loft access.

Lounge Diner

A generous size, dual aspect room which features a Juliette balcony.

Kitchen

A great range of shaker style wall and base units. Fully integrated appliances to include; oven with gas hob and extractor, dishwasher, Fridge/Freezer.

Bedroom

Spacious bedroom with large window offering plenty of natural light.

Bathroom

Three piece suite with shower over the bath.

Parking Arrangements

Private allocated parking bay to the rear of the block. The street offers unrestricted visitor parking.

Material Information

Lease: 150 Years from January 2006- 131 Years remaining.

Ground Rent: £175

Service Charge: £1,641.06 For the annum, includes buildings insurance. The charges have been provided by the vendor and a buyer would have to reply upon their own enquiries to confirm the relevant charges.

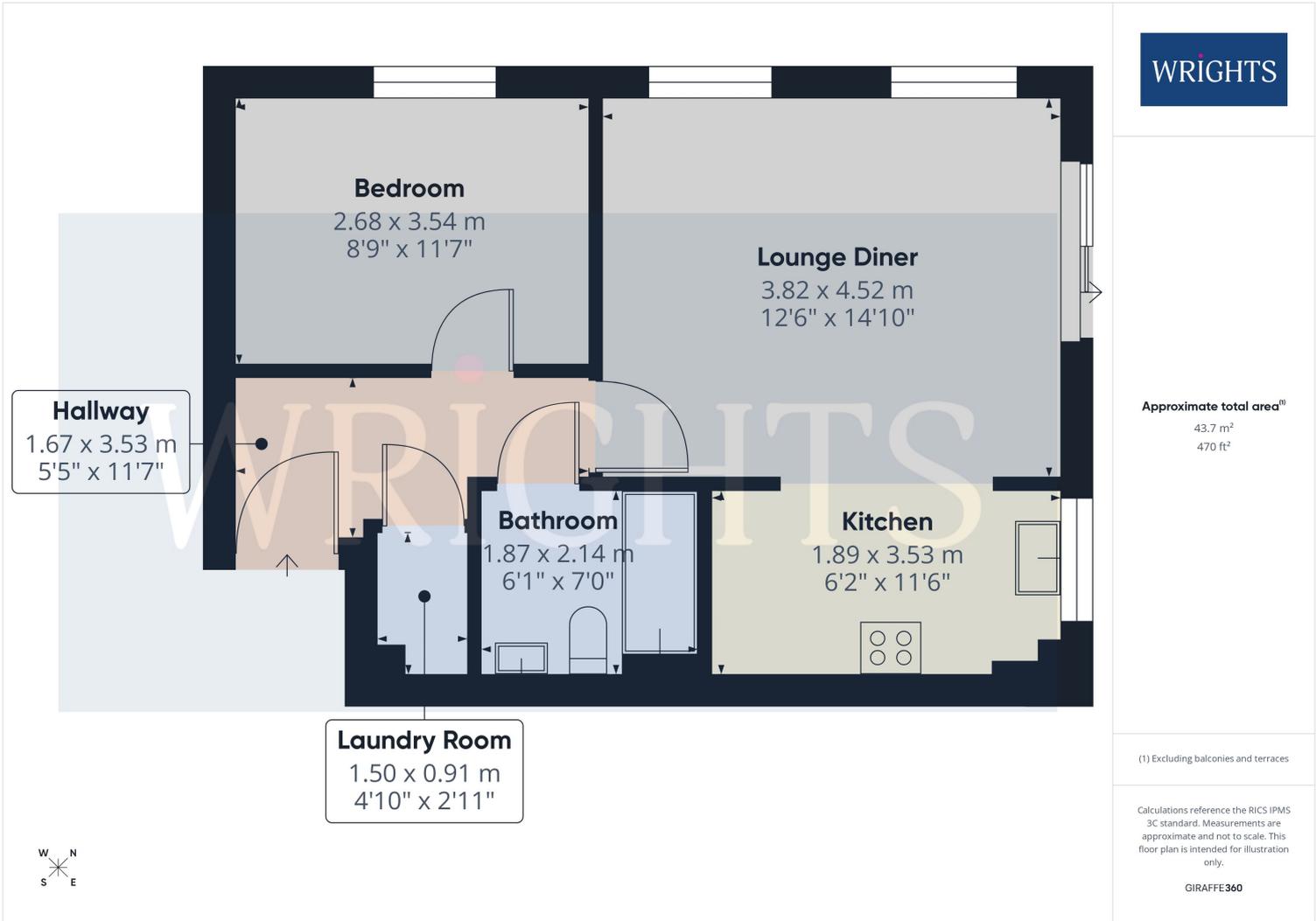
Council Tax Band: B.

About Welwyn Garden City

Welwyn Garden City was founded by Sir Ebenezer Howard in the 1920s and designated a new town in 1948. It was aimed to combine the benefits of the city and countryside. Welwyn Garden City was an escape from life in overcrowded cities to a place of sunshine, leafy lanes, countryside and cafes. Emphasis was placed on the Garden City's healthy environment. Today the town centre is a busy and bustling place with a selection of shops. The Howard Shopping Centre is located in the centre, where you can find a selection of high street favourites including John Lewis. There is also a Waitrose, Sainsburys and ALDI. There is also a quaint cinema, showing the latest films. If you fancy a spot of lunch the town is home to a plethora of coffee shops, independent restaurants and well known chains including the French restaurant Cote which overlooks the fountain and for a real buzzing atmosphere.



FLOORPLAN & EPC



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

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