



Eddington Crescent

Welwyn Garden City,
Hertfordshire, AL7 4SX
Guide Price £225,000

**COUNTRY PROPERTIES**
PART OF HUNTERS

IDEAL FOR THE FIRST TIME BUYER OR INVESTOR!!

Ground floor, one bedroom apartment with open plan living, communal gardens and allocated parking.

- Ground Floor Apartment
- One Bedroom
- Open Plan Living/Kitchen Area
- Allocated Parking for One Vehicle
- Communal Gardens
- Potential Rental Income £825/£850 PCM

GROUND FLOOR

Communal Entrance Hall

Entry via communal door with security door entry system. Stairs rising to all floors.

Entrance Hall

Entry via door leading through to the entrance hall. Fully carpeted. Radiator. Wall mounted security entry phone system. Wall mounted central heating thermostat. Door to two built-in storage cupboards, the second cupboard houses the wall based gas central heating boiler within with space and plumbing for automatic washing machine and a wall based consumer unit. Smoke alarm. Recessed ceiling spot lights. Open plan to living/kitchen area and doors to bedroom and bathroom.

Open Plan Living Room/Kitchen

Living area: Double glazed sliding patio doors leading out to Juliete balcony which overlooks the communal gardens. TV, telephone and power points. Radiator.

Kitchen area: A fully fitted kitchen with a range of matching wall and floor cupboards with a roll edge worktop over, inset with a stainless steel sink unit with chrome mono bloc mixer taps over and drainer to side. Tiled splash backs. Four ring gas hob with electric oven under and extractor hood over. Integrated fridge/freezer. Integrated dishwasher. Built-in wine rack. Wood effect flooring.

Master Bedroom

Double glazed window to the rear aspect over looking the communal gardens. Fully carpeted. TV and power points. Radiator. Ceiling pendant light.



Family Bathroom

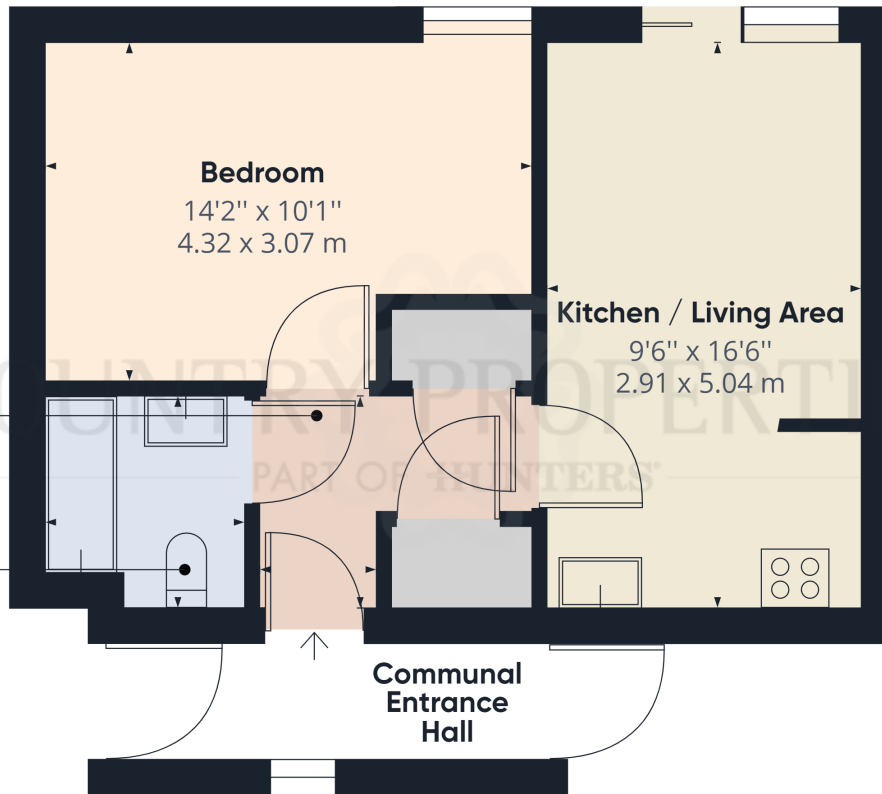
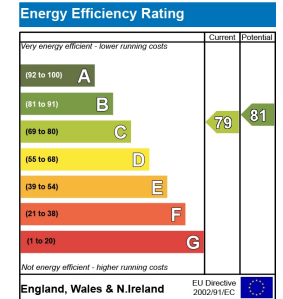
Comprising of a panel bath with chrome mixer taps over and separate shower attachment above and glass shower screen. Low level WC. Pedestal wash hand basin with taps over. Tiled flooring and part tiled walls. Radiator. Extractor fan.

EXTERIOR

Communal Garden and Allocated Parking

The property benefits from access to communal gardens and comes with allocated parking for one vehicle.





Approximate total area⁽¹⁾

393.94 ft²
36.60 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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