



211, Eddington Crescent

Welwyn Garden City,
Hertfordshire, AL7 4SY
£1,400 pcm

country
properties

Available from the end of June 2025 This unfurnished 2 bed, 2 bath first floor apartment in a modern estate has been freshly decorated with new carpets added. With modern kitchen and spacious living room this property is a must view!!

- Available Now
- First Floor Apartment with Two Double Bedrooms.
- Abundant Natural Light and Open Views.
- Spacious Entrance Hall and Gas Radiator Heating.
- Living Room with Patio Doors to Juliet Balcony.
- Fitted Kitchen and Bathroom with Shower.
- En-suite to master bedroom.
- Allocated parking.
- Freshly Decorated with New Carpets

Ground Floor

Communal Entrance Hall

Entry phone system to glazed door leading into a communal lobby with stairs to the first floor.

First Floor

Entrance Hall

Door leading into the spacious Entrance Hall. Double glazed window. Radiator. Double storage cupboard with integrated shelving and washing machine. Wall mounted combination boiler, extractor fan and light.

Living Room

New carpets. Double glazed doors leading onto a Juliet balcony - a particularly appealing feature with open aspect to the front. Television point. Two radiators. Large opening to the fitted Kitchen.



Kitchen

With a matching range of white wall and floor cupboards with contrasting roll topped laminate work surfaces. Part ceramic wall tiling. Double glazed window. Stainless steel single drainer sink unit with mixer taps. Double oven with gas hob above with matching stainless steel extractor hood and splash back. Ceramic tiled flooring. Dishwasher. Free standing Fridge/Freezer.

NOTE: The allocated parking space is visible from the kitchen.

Master Bedroom

A bright room with double glazed window overlooking the front. Radiator. Free standing wardrobe with 2 drawers underneath. Door leading to en-suite.

En Suite Shower Room

Suite comprising of a fully tiled double width shower with fitted screen and sliding door, low level WC and a pedestal wash hand basin. Radiator. Extractor vent. Ceiling downlighter.

Bedroom Two

A bright spacious room (larger than many second bedrooms in modern flats). Double glazed window overlooking the front. Radiator. Freestanding Wardrobe

Bathroom

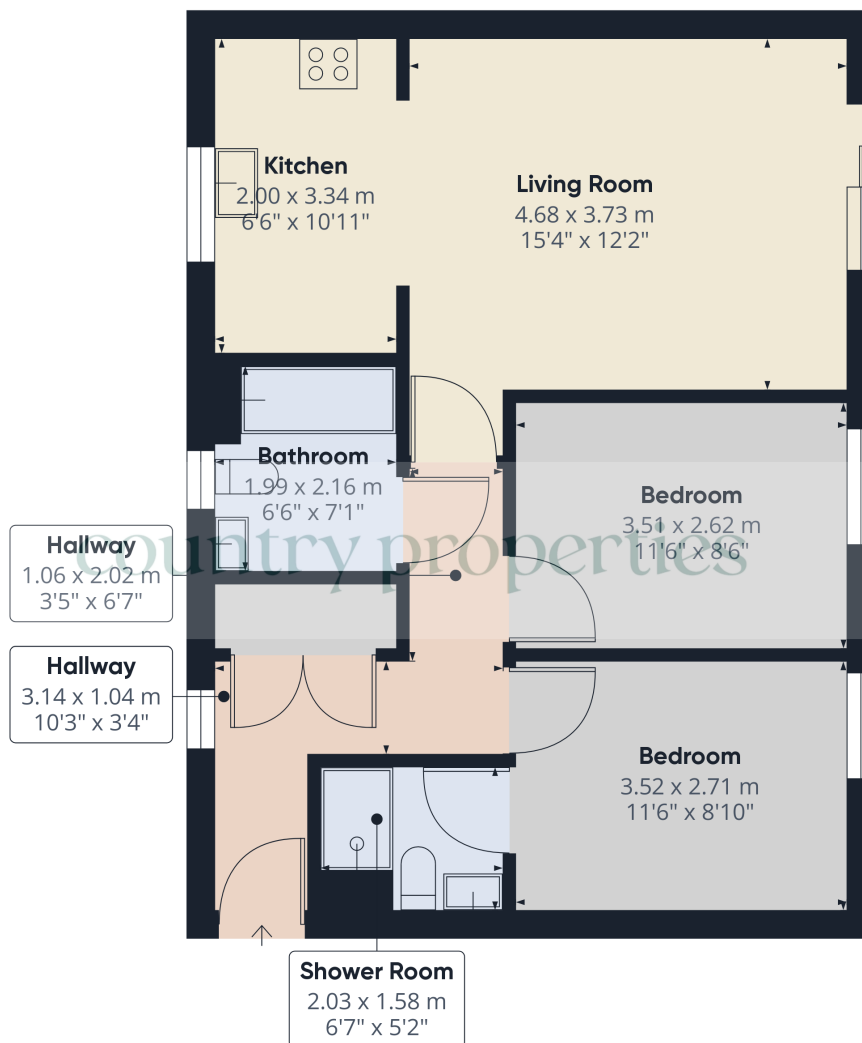
A white suite comprising of a panelled bath with shower mixer taps and part tiled surround, low level WC and a wash hand basin. Ceiling downlighters. Extractor vent. Radiator. Ceramic floor tiling.

Outside

Rear Garden

Allocated parking and neat Communal Gardens with considerable guest parking.





Approximate total area⁽¹⁾
60.35 m²
649.63 ft²

(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.

GIRAFFE360

| Energy Efficiency Rating | | |
|---------------------------------------------|----------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 79 |
| (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 | | |

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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