



# 201, Eddington Crescent

Welwyn Garden City,  
Hertfordshire, AL7 4SY  
Offers in Excess of £210,000

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This second-floor, one-bedroom flat is a fantastic opportunity for first-time buyers, downsizers, or buy-to-let investors. The flat offers a good-sized living room, a separate kitchen, a double bedroom, and a bathroom – all with a practical layout. It also comes with its own parking space and secure entry to the building.

- 1 BED APARTMENT
- 1 ALLOCATED PARKING SPACE
- ANNUAL SERVICE CHARGE – £1641.16
- TOP FLOOR
- LEASEHOLD – 130 YEARS REMAINING

### Entrance Hall

Laminate flooring entrance hall with doors leading to all room. Cupboard housing tumble dryer, washing machine, boiler and fuse board. Door entry system. thermostat

### Bedroom 1

Door from entrance hall leads to a carpeted bedroom with built in wardrobes, radiator wall mounted and a double glazed uPVC window to front.

### Bathroom

Door from entrance hall leads to a three piece bathroom suite comprising of low level WC with dual flush, Sink basin with hot and cold stainless steel taps and vanity unit underneath, panel bath with stainless steel mixer tap and plumbed in shower over. Tiled flooring, extractor fan and radiator

### Living / Dining room

Door from entrance hall leads to carpeted living / dining room multiple double glazed window to front sliding doors to the front. Radiators more mounted. TV and telephone point



## Kitchen

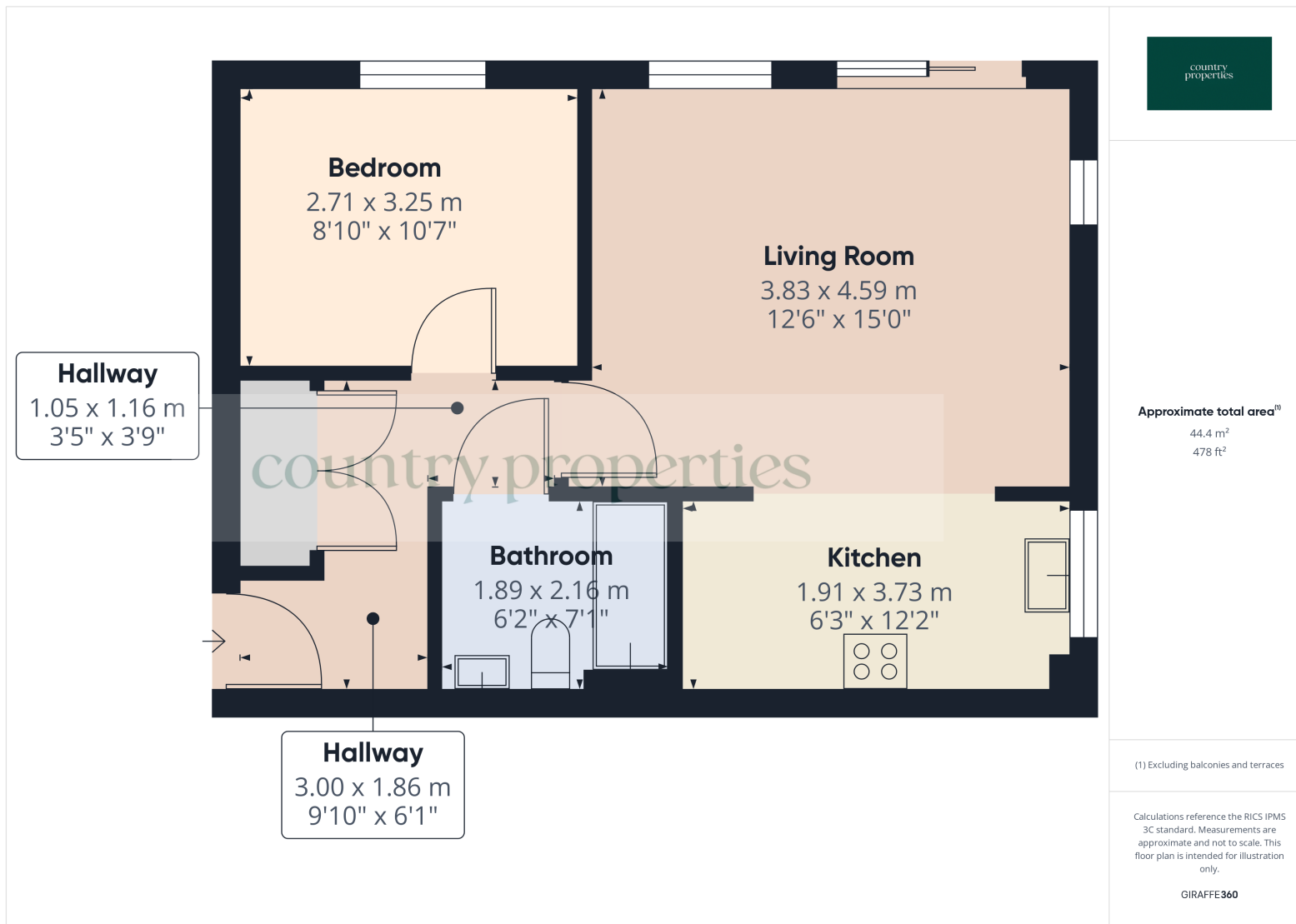
Open walkway from living room leads to tiled flooring kitchen with a variety of floor and wall mounted storage cupboards. Integrated fridge freezer, Zanussi dishwasher oven and ZANUSSI induction hob with extractor fan over. Roll edge work tops and tiled splash-back. Double glazed uPVC window to side

## Agent Notes

Leasehold - 130 years remaining  
Ground rent - £234.84pa  
Management charge - £1641.16  
1 allocated parking space with visitor parking.







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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