



11 Eddington Crescent, WELWYN GARDEN CITY, Hertfordshire, AL7 4SX

- TOP FLOOR IN A SMALL PRIVATE BLOCK OF 6
- PRIVATE ALLOCATED PARKING BAY
- TWO DOUBLE BEDROOMS AND TWO BATHROOMS
- OPEN PLAN KITCHEN LIVING ROOM WITH A DUAL ASPECT
- CLOSE TO THE TOWN CENTRE AND MAINLINE STATION
- UPGRADED BOILER
- PLENTY OF STORAGE AND PRIVATE LOFT



PROPERTY DESCRIPTION

A wonderful opportunity has arisen to purchase this superbly presented TWO DOUBLE BEDROOM TOP FLOOR apartment positioned in a PRIVATE and contemporary block of just 6 properties. So much more than meets the eye with SELECTED OFF PLAN FEATURES including an EN SUITE to the principal bedroom, MASSES OF STORAGE INCLUDING a PRIVATE LOFT. For exclusivity, there is an allocated parking bay in the PRIVATE CAR PARK. Further features include a wonderful shaker kitchen and a dual aspect living area. A well loved residence which has been tastefully decorated in calming tones. The Scholars walk development was constructed in 2007 and features well landscaped gardens and wide verges. Just 1.5 miles from the MAINLINE STATION serving Kings cross and Moorgate in under 30 minutes. Close proximity to major road links such as the A414 and A1M. A must see property to appreciate its noteworthy features. Energy rating C. An ideal home in a safe and well presented environment for first time buyers and an investor could achieve in the region of £1450 PCM.



ROOM DESCRIPTIONS

WELCOME TO EDDINGTON CRESCENT

Constructed as the show home block due to its specific position on the development, with its great position surrounded by green open space. Carefully considered, the entry has just three floors with six private flats in total. Immaculately presented, the hallways are carpeted and regularly cleaned. The top floor landing is private just for two properties. Enter the residence into the spacious hallway. Warm and inviting, there is a large coat and shoe cupboard, private loft hatch access and the bonus of a utility cupboard with space for a washing machine and tumble dryer, keeping the noise away from the living area. Both double bedrooms lead nicely off the hall and the principal bedroom offers a large alcove and an ensuite shower room. The family bathroom is also a great size, plenty of space for additional furniture. The main living room which has been tastefully decorated offers a delightful and spacious accommodation, a dual aspect with windows to the front and rear aspects through the open plan kitchen area. The kitchen offers a fantastic range of shaker kitchen cabinets. There is a fitted oven, gas hob and extractor. For added convenience there is space for a dishwasher and Fridge/ Freezer. So much thought and attention has gone into decorating the property in calming stylish tones.

TOUR THE GROUNDS

Surrounded by spacious greens for residents to enjoy. The private car park is accessed to the rear of the block where there is one allocated bay. The street offers unrestricted visitors parking.

LEASE INFORMATION

Lease: 131 Years remaining

Service Charge: £1,574.40 for the annum, includes buildings insurance.

Ground Rent: £234.84 for the annum.

WHAT THE OWNERS SAY

We moved here in Jan 2017 as a young couple starting our lives together in our first ever home. We have made incredible memories here and absolutely loved our flat. It's provided us with warmth, safety and served us well as a couple. We have since grown into a family of 4 and need a bigger place for the children to thrive in!

We love the area, so peaceful, with lovely neighbours and very close to everything you could need from supermarkets, a shopping mall to Stanborough lakes all within a 5 minutes drive away!

We will be very sad to say goodbye to this place but hope it serves the next residence with just as much love, joy and happy memories.

COUNCIL TAX BAND C

£1,941.47

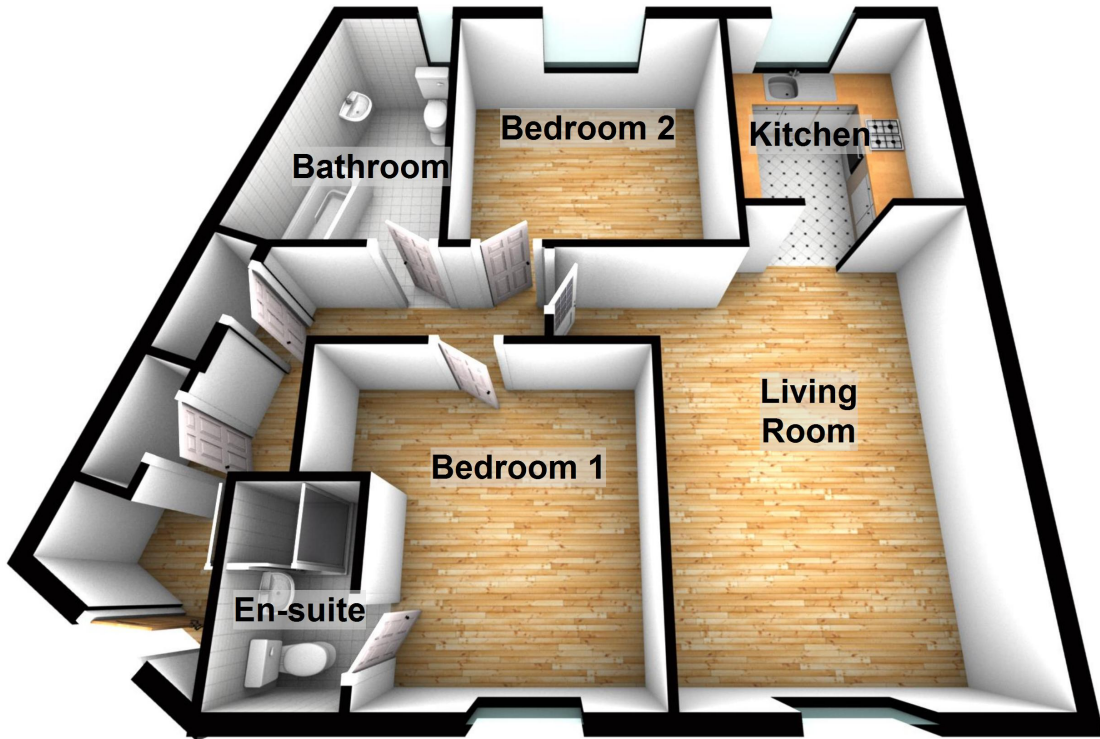
ABOUT WELWYN GARDEN CITY

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.



Ground Floor

Approx. 69.7 sq. metres (750.4 sq. feet)



Total area: approx. 69.7 sq. metres (750.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	80	82
(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 