



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

- CHAIN FREE
- TOP FLOOR IN A SMALL BLOCK
- LOFT ACCESS
- OPEN PLAN KITCHEN LIVING AREA ON TWO ASPECTS PLUS JULIETTE BALCONY
- PRIVATE PARKING BAY PLUS VISITORS BAYS
- REASONABLE CHARGES
- MODERN BLOCK CONSTRUCTED IN 2006
- EASY COMMUTE TO THE MAINLINE STATION, A414 AND A1M



PROPERTY DESCRIPTION

****CHAIN FREE**** A wonderful opportunity has arisen to purchase this superbly presented LARGE ONE BEDROOM TOP FLOOR apartment positioned in a private and contemporary block. Presented in immaculate condition, this is a turn-key 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 WITYH JULIETTE BACLONY. 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. Energy rating C. An ideal home in a safe and well presented environment and for investors, the property could potentially be let at £1,200 PCM.



ROOM DESCRIPTIONS

ACCOMMODATION

COMMUNAL ENTRANCE HALL

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

APARTMENT ENTRANCE HALL

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

OPEN PLAN LIVING ROOM

A dual aspect room which features a dual aspect, to the side and Juliette balcony to the front.

KITCHEN

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

BEDROOM

Window to the rear elevation.

BATHROOM

White three piece suite.

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: £1,145.11 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.





WRIGHTS

Approximate total area^m
43.2 m²
466 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.
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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

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