

FOR SALE



Two Bedroom, Two Bathroom First Floor Apartment Eddington Crescent, Welwyn Garden City

GUIDE PRICE £249,950


MARTIN&CO



- **CHAIN FREE!**
- **Two Double Bedrooms with Ensuite to Master**
- **Open-Plan lounge/kitchen/diner with Juliet balcony**
- **Newly decorated and new carpets**
- **Entryphone System**
- **Allocated Parking Space**
- **Scenic views from Lounge / Diner**
- **Gas Central Heating**

SUMMARY

This well presented two-bedroom, two bathroom, first floor Apartment is located in the popular Chequers area of Welwyn Garden City, within walking distance of both Welwyn Garden City Town Centre and Train Station. The property itself is set back from the road and comprises of a spacious entrance hall, two bedrooms (one with ensuite), main bathroom, and open-plan lounge/diner/kitchen with Juliet balcony looking out onto open countryside. Externally, you have the benefit of an allocated parking space, bicycle storage and surrounding communal gardens. Welwyn Garden City has a variety of shops, restaurants and other amenities, and the Train Station has regular services to Kings Cross within 30 minutes.

ENTRANCE HALL

Laminate floor, radiator, large cupboard housing Worcester Boiler, utility meters and additional storage space, entry-phone system, smoke alarm, ceiling light.

LOUNGE/DINER 19' 1" x 18' 1" (5.82m x 5.51m)

Laminate floor, two radiators, double-glazed window with fitted blind, double-glazed sliding doors with Juliet balcony to rear aspect featuring scenic countryside views, two ceiling lights.

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



KITCHEN 11' 7" x 6' 8" (3.54m x 2.05m)

Integrated kitchen area with tiled floor, a range of wood effect tongue and groove wall and base units with laminate work surfaces, stainless steel sink with mixer tap, integrated oven and hob with extractor hood over, integrated fridge-freezer, space for dishwasher, part-tiled walls, double-glazed window with fitted blind, inset LED ceiling lights.

MASTER BEDROOM 11' 1" x 9' 6" (3.40m x 2.91m)

Carpet, radiator, double-glazed window to front aspect, ceiling light. Door leading to;

ENSUITE

Tiled floor, heated towel rail, low-level flush WC, white pedestal sink with stainless steel tap, double shower cubicle with Mira shower and tiled surround, extractor fan, ceiling light.

BEDROOM TWO 9' 8" x 9' 7" (2.95m x 2.92m)

Carpet, radiator, double-glazed window to front aspect with fitted blind, ceiling light.



MAIN BATHROOM

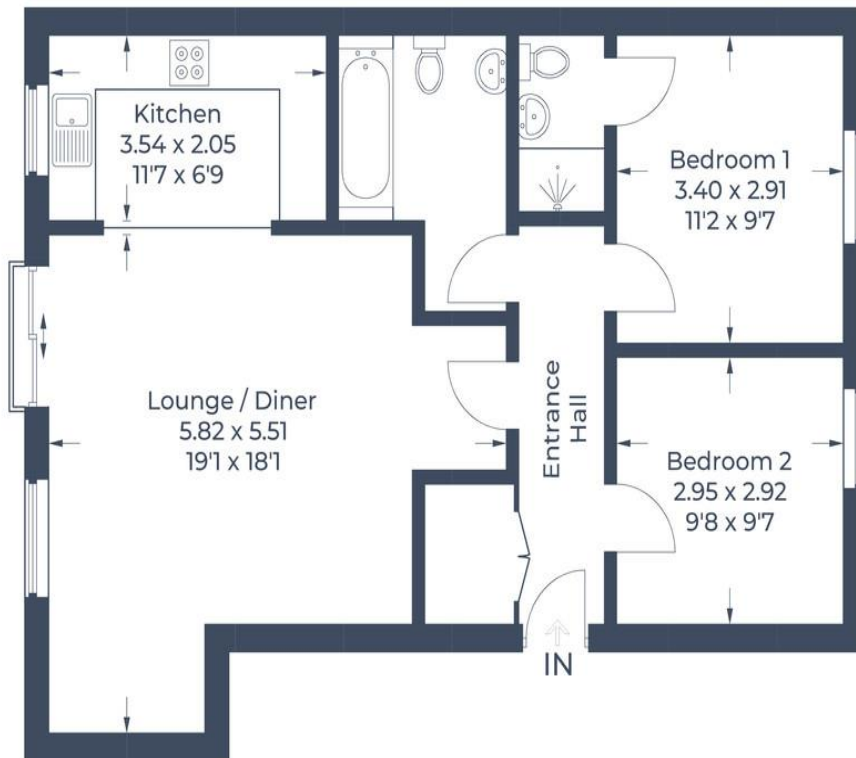
Tiled floor, radiator, white bathroom suite comprising panel enclosed bath with silver mixer tap and rainfall shower attachment, pedestal sink with stainless steel taps, low-level flush WC, part-tiled walls, extractor fan, ceiling light.

EXTERNAL SPACE

Allocated parking, communal gardens, bicycle storage.



Approximate Gross Internal Area = 68.7 sq m / 739 sq ft



First Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.

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