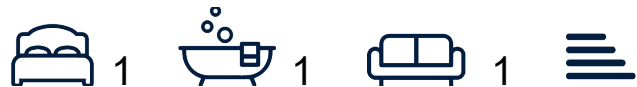




17 Belvedere Court High Street

Hoddesdon EN11 8UX

£179,995



**** Vacant Possession**** A One Double Bedroom Top Floor Retirement Apartment for Over 60's. Conveniently located within a short walk to Hoddesdon Town Centre with its wealth of amenities.

Features include 17'8" Lounge/Diner, Shower Room/W.C. Re-Fitted Kitchen, Two Residents Lounges, 24 Hour House Care Line, Guest Suite, uPVC Double glazing, Lift Access and Electric Heating.



Accommodation

Communal entrance via security entry phone system to communal areas. Access to two residents lounges and lifts to all floors. House wardens office. Guest suite. Flat front door to:

Entrance Hall

8'11" x 3'6" (2.72m x 1.07m")
Storage Cupboard. Door to:

Lounge/Diner

17'8" x 11'2" (5.38m" x 3.40m")
Side aspect uPVC double glazed window. Storage radiator. Feature fireplace with inset electric fire. Television aerial point. Telephone point. Access to:

Re-Fitted Kitchen

7'4" x 5'6" (2.24m" x 1.68m")
Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven. Integrated fridge and freezer.

Double Bedroom

12'1" x 9'8" (3.68m" x 2.95m")
Side aspect uPVC double glazed window. Built in mirror fronted wardrobe cupboard. Storage radiator.

Shower Room

8'7" x 5'9" (2.62m" x 1.75m")
White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard below. Heated towel rail. Fully tiled walls. Extractor fan. Coved ceiling.

Communal Areas

There are two communal Lounges and a fully equipped Laundry Room. Neatly tended communal garden and patio area. Residents parking subject to availability.

Agents Note

Service Charge £3,110 Per Annum.
Ground rent £596.86 Annum.
Lease 125 years from 1989.

Road Map



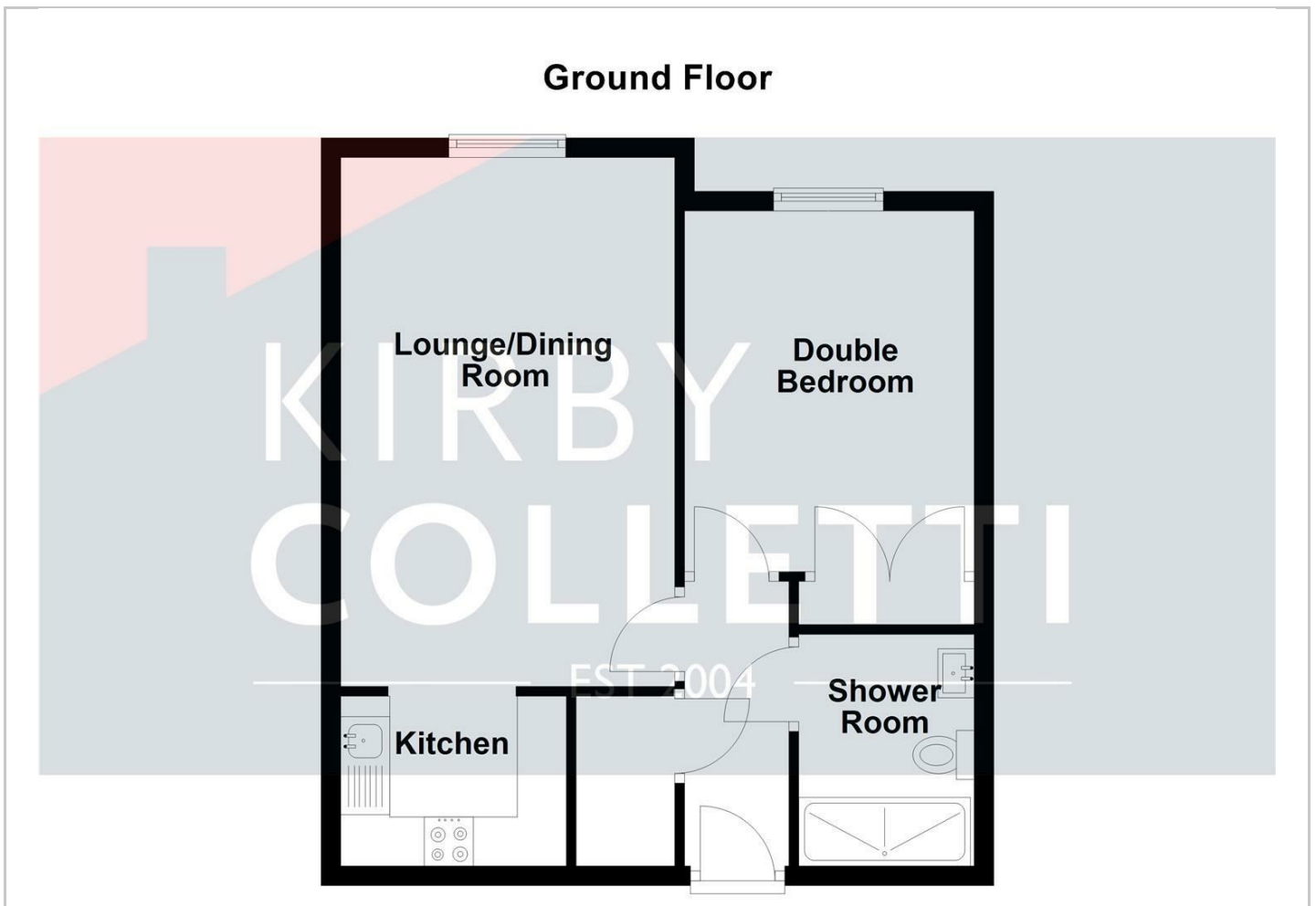
Hybrid Map



Terrain Map



Floor Plan

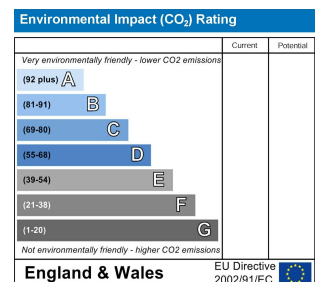
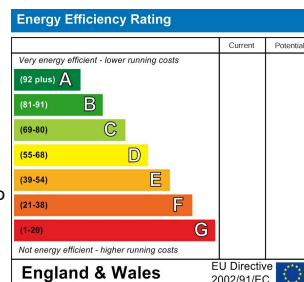


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddlesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk