



16 Chaucer Court Chaucer Way

Hoddesdon EN11 9QW

Price **£175,000**



*** Chain Free and Extended Lease*** This First Floor One Double Bedroom apartment is ideally situated for all local amenities and within easy access to Local Shops, Schools, Bus Services, Train Station and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property benefits from Lounge with Balcony, Modern Fitted Kitchen with White Goods, Security Entry System, uPVC Double Glazing, Residents Store Room, Communal Gardens and Allocated Undercover Parking Space.



Accommodation

Communal front door via security entry phone to communal entrance hall with stairs to first and second floor. Front door to:

Entrance Hall

Wall mounted electric panelled radiator. Storage/Airing cupboard housing hot water cylinder. Tiled flooring. Door to:

Lounge

13 x 12'8 (3.96m x 3.86m)

Rear aspect uPVC double glazed window and door to Balcony. Wall mounted electric panelled radiator. Coved ceiling.

Kitchen

9'11 x 7 (3.02m x 2.13m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Tiled splash backs. Inset one and half bowl stainless steel sink unit with mixer tap over. Cooker point. Washing machine. Fridge/Freezer. Tiled floor.

Double Bedroom

12'8 x 10'6 (3.86m x 3.20m)

Rear aspect uPVC double glazed window. Wall mounted electric panelled heater. Coved ceiling.

Re-Fitted Bathroom/W.C

7'1 x 6'2 (2.16m x 1.88m)

Front aspect uPVC double glazed window. White suite comprising panel enclosed bath with wall mounted shower and shower curtain. Low level WC. Wash hand basin with cupboard below. Fully tiled walls. Tiled floor. Heated towel rail radiator.

Exterior

Allocated undercover parking space.

Store Room

Personal store cupboard for flat.

Communal garden

Walled and laid to lawn.

Agents note

Service Charge: £115.75 per month

Ground Rent: £30 per Year

Lease: Property to come with a new extended lease of 140 years.

Road Map



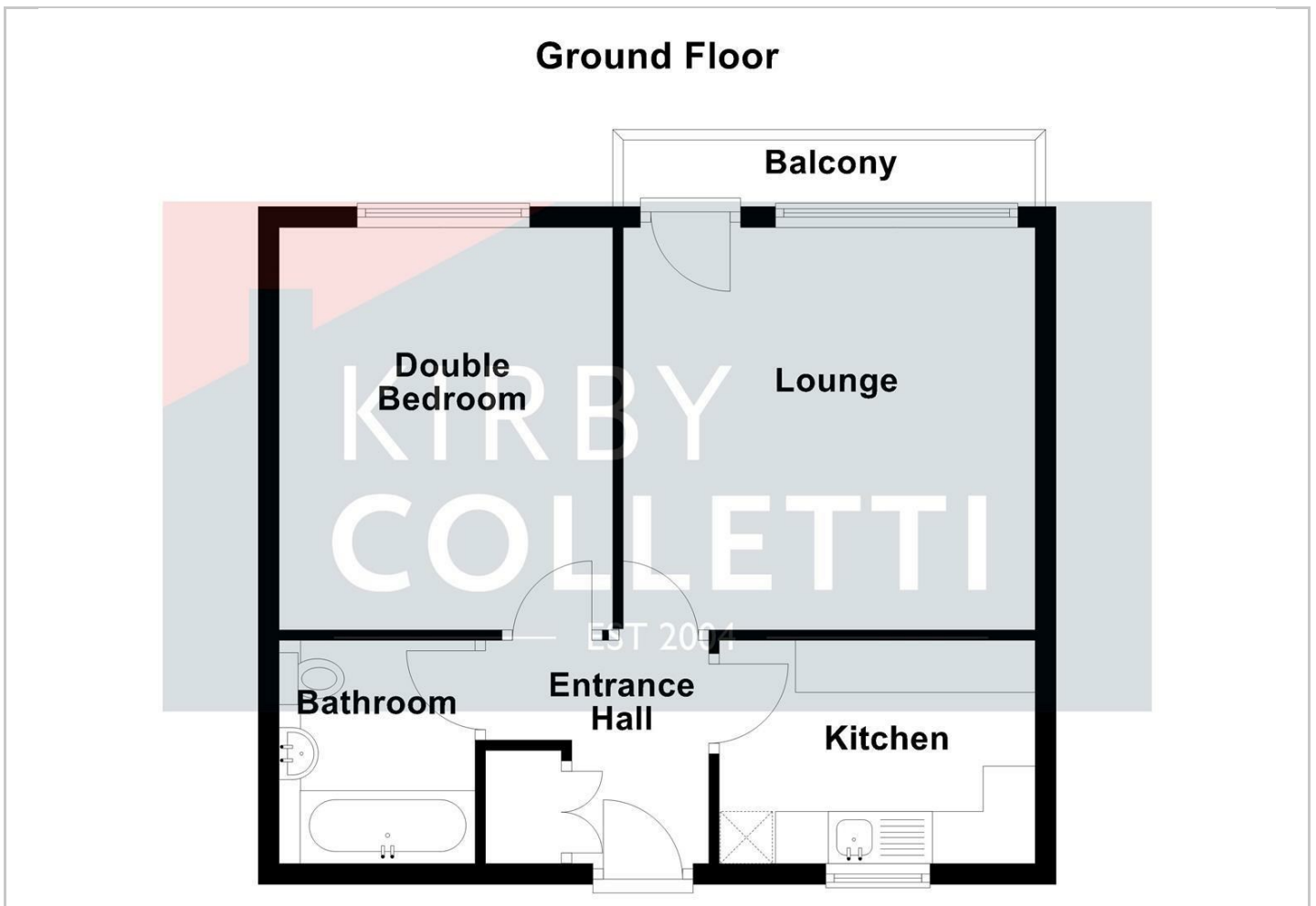
Hybrid Map



Terrain Map



Floor Plan

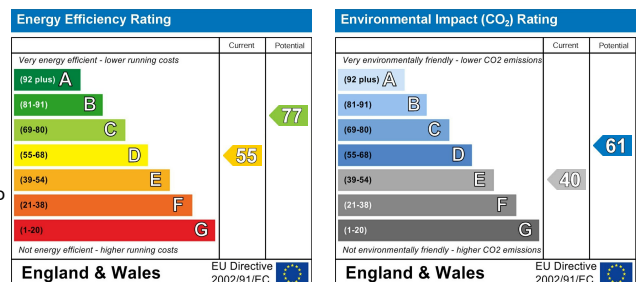


Viewing

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

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Energy Efficiency Graph



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