



## 2 Esdaile Hall Esdaile Lane

Hoddesdon EN11 8FD

Price **£255,000**



**\*\* OFFERED CHAIN FREE \*\*** Kirby Colletti are delighted to bring to market this **TWO BEDROOM GROUND FLOOR RETIRMENT APARTMENT** for the over 55's. Conveniently positioned within minutes walk of Hoddesdon Town Centre with its wealth of shopping amenities.

The property benefits from 15ft Lounge, Fitted Kitchen, Shower Room/W.C, Gas Central Heating, Double Glazed Windows, Communal Lounge with Kitchen, Communal Washing/Drying room, Allocated Parking Space and a Communal Patio Garden.



## ACCOMMODATION

Communal front door via security entry phone to communal entrance. Additional security door providing access to communal lounge with Kitchen and lifts. Access to internal hall with front door to:

## ENTRANCE HALL

10'2 x 4'8 (3.10m x 1.42m)

Airing cupboard housing gas central heating boiler. Additional storage cupboard. Radiator. Coved ceiling. Doors to living room, bedrooms and bathroom.

## LIVING ROOM

15'2 x 13'8 (4.62m x 4.17m)

Front aspect double glazed sealed unit window. Radiator. Television aerial point. Wall mounted entry phone. Access to:

## KITCHEN

11'1 x 6'5 (3.38m x 1.96m)

Range of wall and base mounted units. Roll edged work surfaces with tiled splash backs. Inset single drainer stainless steel one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Integrated fridge freezer. Integrated dishwasher. Extractor fan.

## BEDROOM ONE

18'2 x 8'7 (5.54m x 2.62m)

Front aspect double glazed sealed unit window. Radiator. Fitted double wardrobe cupboard. Coved ceiling.

## BEDROOM TWO

14'4 x 8'0 (4.37m x 2.44m)

Front aspect double glazed sealed unit window. Radiator. Coved ceiling.

## BATH/SHOWER ROOM

8'7 x 6'5 (2.62m x 1.96m)

White suite comprising panel enclosed bath. Mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Fully tiled shower cubicle. Heated towel rail. Extractor fan.

## COMMUNAL LOUNGE

Access to communal kitchen, lifts and communal courtyard garden.

## EXTERIOR

Communal patio garden. Dustbin area. Allocated parking space.

## AGENTS NOTES

LEASE: 299 years from 2008

GROUND RENT: £250 per annum

SERVICE CHARGE: £2728 Paid over 10 months

COUNCIL TAX: Band D

## Road Map



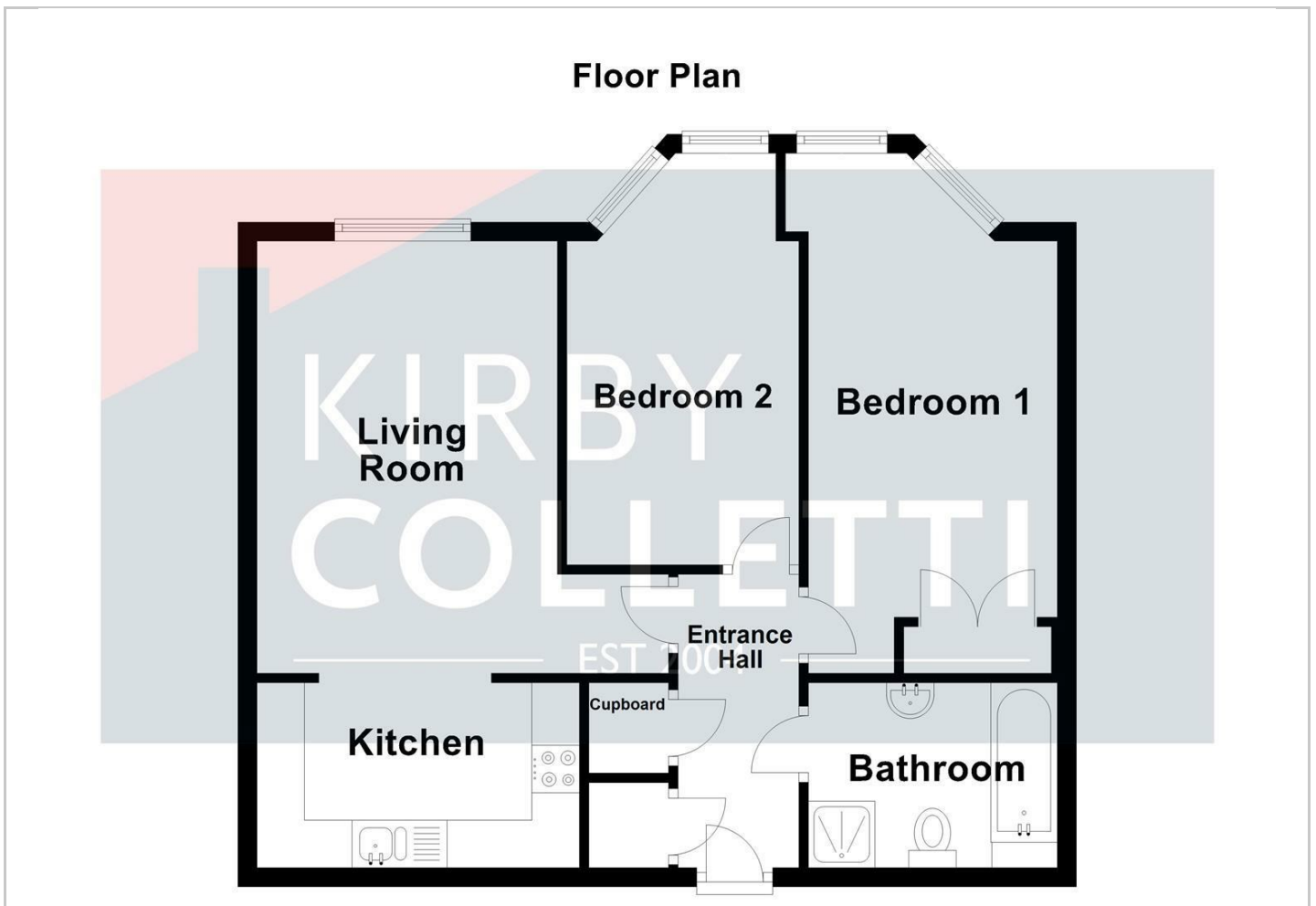
## Hybrid Map



## Terrain Map



## Floor Plan

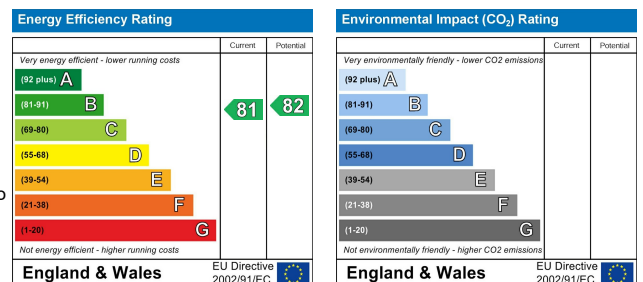


## Viewing

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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