



## 1 Gilliflower House Yewlands

Hoddesdon EN11 8DT

£310,000



**\*\* EXTENDED LEASE \*\*** Kirby Colletti are delighted to offer this Two Bedroom Ground Floor Apartment situated in this highly regarded location which is within walking distance to Hoddesdon Town centre with its comprehensive shopping facilities, Bus services and Broxbourne Railway Station.

The property offer 17'10 Lounge/Diner, Re-Fitted Kitchen, Re-Fitted Bathroom/W.C, Gas central heating, uPVC Double glazed windows, Communal Gardens and Allocated Parking.





### Accommodation

uPVC communal front door via entry phone to communal entrance hall with stairs to first floor. Front door to:

### Entrance Hall

Storage cupboard. Airing cupboard. Radiator. Laminate floor. Doors to Bedrooms, Bathroom and Lounge.

### Lounge

17'9" x 9'9" (5.41m" x 2.97m")  
Rear aspect uPVC double glazed window. Radiator. Television aerial point. Laminate floor. Doorway to:

### Re-Fitted Kitchen

7'8" x 7'3" (2.34m" x 2.21m" )  
Rear aspect uPVC double glazed window. Range of wall and base mounted units. Quartz worksurfaces. Inset single drainer stainless steel sink unit with mixer tap over. Built-in electric four ring hob. Built-in oven below. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler.

### Bedroom One

12'1" 8'3" (3.68m" 2.51m" )  
Rear aspect uPVC double glazed box bay window. Coved ceiling. Radiator.

### Bedroom Two

12'1" x 6'7" (3.68m" x 2.01m")  
Rear aspect uPVC double glazed window. Radiator.

### Re-Fitted Bathroom

7'2" 6'5" (2.18m" 1.96m")  
White suite comprising panelled enclosed bath. Low level W.C. Pedestal wash hand basin. Fully tiled walls. Extractor fan. Laminate floor.

### Exterior

Communal gardens. Allocated parking space. Dustin storage area,

### Agents Note

Service Charge- £1,125.00 per annum  
Ground Rent Zero.  
Lease -164 years from 10 June 2010 - 149 years remaining

Road Map



Hybrid Map

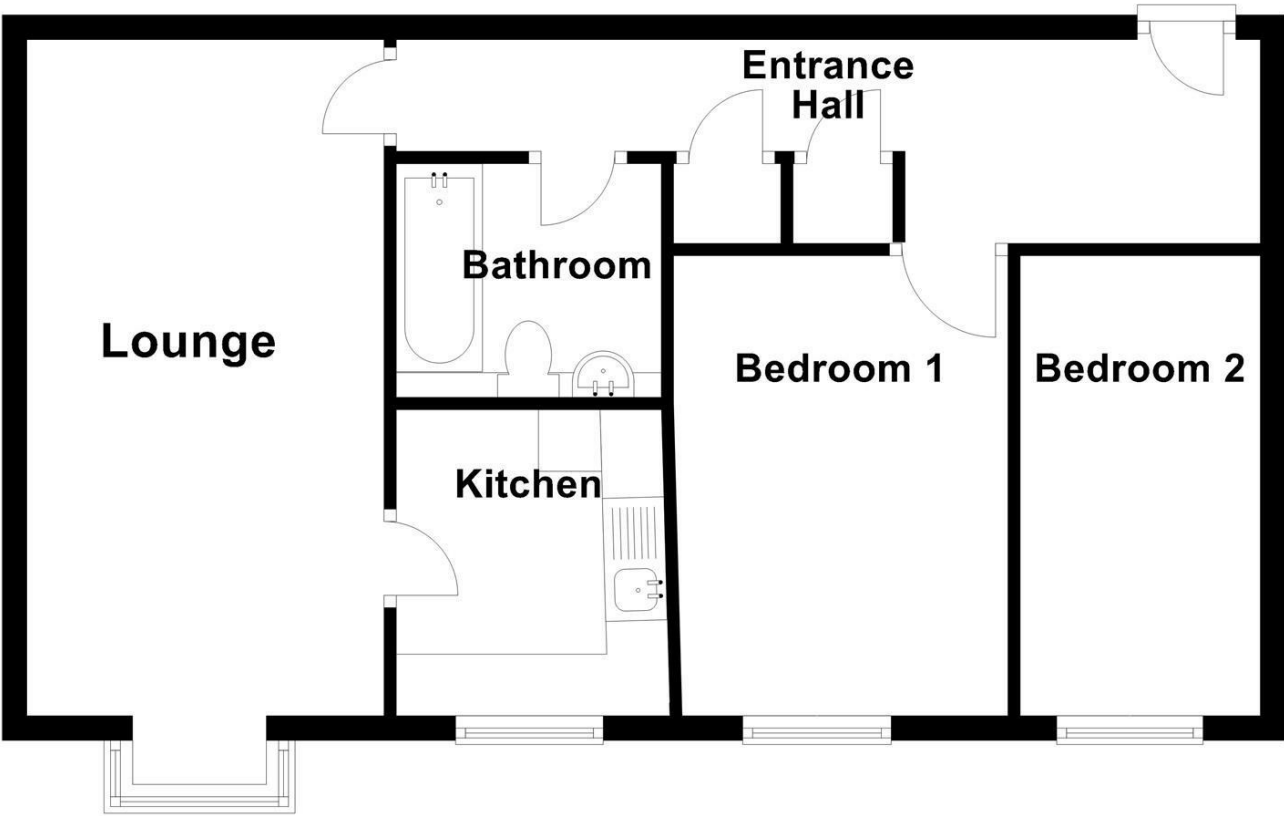


Terrain Map



Floor Plan

Ground Floor



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

