



KIRBY
COLLETTI

EST 2004

8 St Cross Court Upper Marsh Lane

Hoddesdon EN11 8LG

Price £305,000



*** CHAIN FREE*** Kirby Colletti are pleased to offer this Two Bedroom Ground Floor Apartment situated in this desirable location within easy access to Hoddesdon Centre with its comprehensive shopping facilities, Bus services and Broxbourne Train Station.

The property offers a good size lounge with access directly onto the communal gardens, Re-Fitted Kitchen and Bathroom, En Suite Shower Room to Bedroom One, uPVC Double Glazing and Residents Parking.



Accommodation

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

Entrance Hall

17'11 x 4'9 max (5.46m x 1.45m max)

Wall mounted entry phone. Storage heater. Airing and storage cupboard. Laminate flooring. Door to:

Lounge

20'11 x 10'2" (6.38m x 3.10m")

Dual aspect uPVC double glazed windows and uPVC double glazed doors giving access to communal gardens. Two wall mounted storage heaters. Television aerial point. Laminate flooring. Door to:

Re-Fitted Kitchen

10'10" x 7'3" (3.30m" x 2.21m")

Side aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine and dishwasher. Space for fridge/freezer.

Bedroom One

17'6" max x 8'9" (5.33m" max x 2.67m")

Side aspect uPVC double glazed window. Wall mounted

storage heater. Fitted mirror fronted wardrobe to one wall. Door to:

En Suite Shower Room

5'7" x 3'3" (1.70m" x 0.99m")

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Low level W.C. Wash hand basin with cupboard below. Extractor fan. Heated towel rail. Tiled floor.

Bedroom Two

15'10 max x 7'2 (4.83m max x 2.18m)

Side aspect uPVC double window. Wall mounted electric panelled radiator.

Re-Fitted Bathroom

7'3" x 6'5" (2.21m" x 1.96m")

White suite comprising panel enclosed bath mixer tap over. Pedestal wash hand basin. Low level W.C. Partly tiled walls. Extractor fan. Heated towel rail.

Exterior

Allocated residence parking. Communal gardens. Dustbin storage area.

Agents Note

Lease 86 years unexpired.

Service Charge £2,000 Per Annum.

Ground Rent £250 Per annum.

Road Map



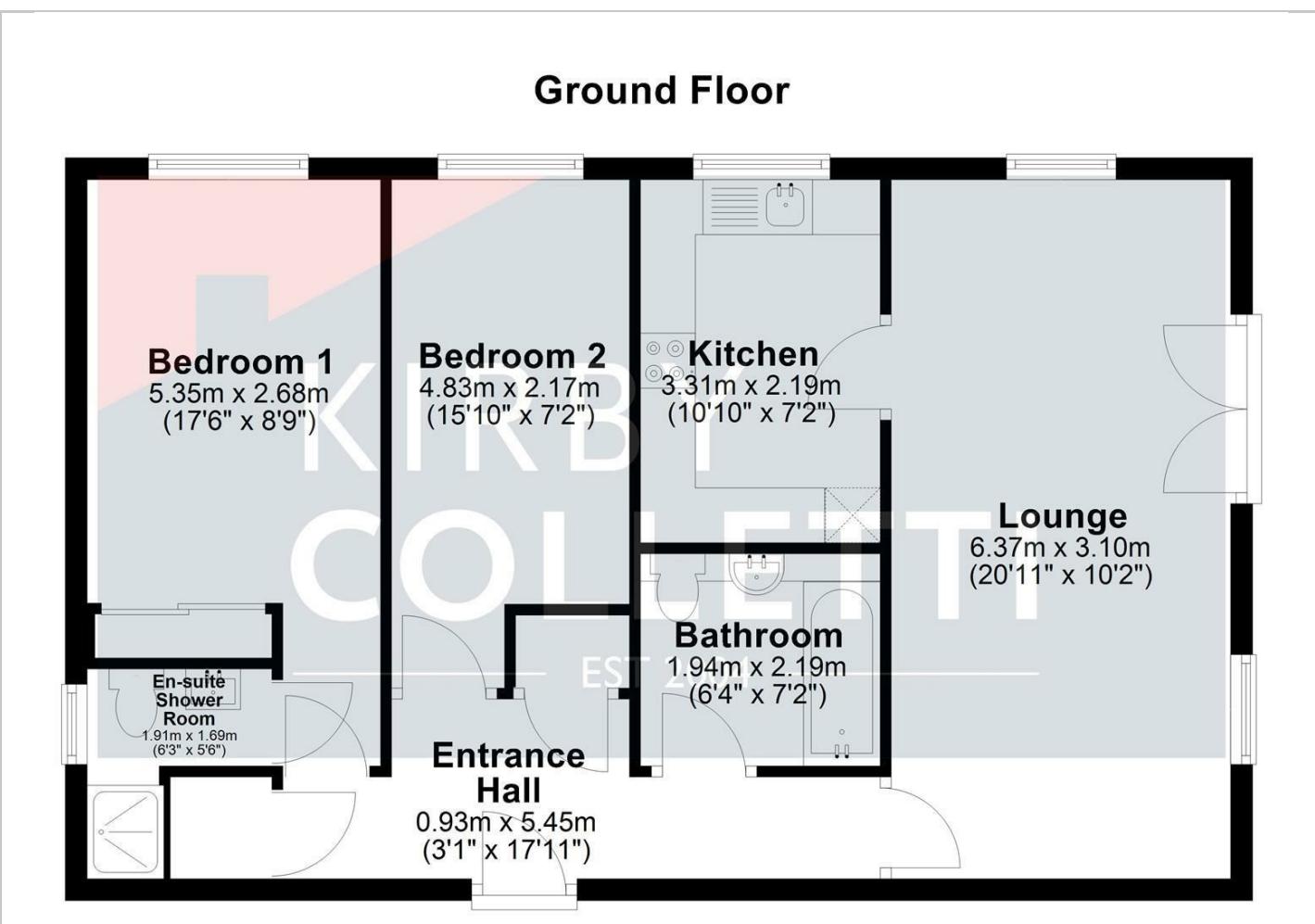
Hybrid Map



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

Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

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