



## 243G Lampits

Hoddesdon EN11 8EA

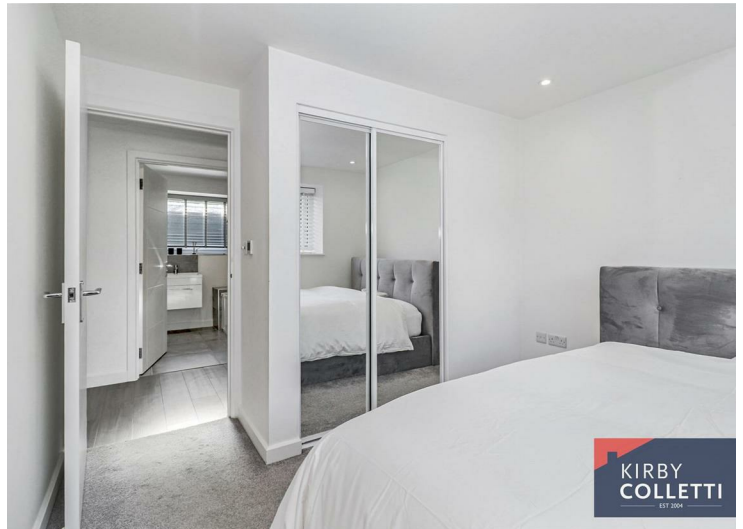
Price £264,950



**\*\* CHAIN FREE \*\*** Kirby Colletti are delighted to offer this beautifully presented TOP FLOOR TWO BEDROOM APARTMENT Overlooking the New River which is ideally located for access to Hoddesdon Town Centre with its excellent selection of Coffee Shops, Restaurants and Supermarkets.

The property benefits from a Open planned modern luxury Kitchen/Diner/Lounge, Bathroom/W.C, Underfloor heating, uPVC Double Glazed windows and Residents parking.





## ACCOMMODATION

Entrance door to:

## ENTRANCE HALL

17'10 x 3'11 (5.44m x 1.19m)

Wooden floor. Storage cupboard.

## OPEN PLANNED LOUNGE/DINER/KITCHEN

22'7 x 17'6 max (6.88m x 5.33m max)

Three Dual aspect uPVC double glazed windows. Recessed ceiling spotlights. Wooden Floor.

## KITCHEN AREA

Range of cream wall and base mounted units with worksurfaces over. Tiled splashbacks. Stainless steel single drainer sink unit with mixer tap over. Electric hob with extractor fan above. Oven. Integrated fridge/freezer. Integrated dishwasher. Integrated washing machine. Recessed ceiling spotlights.

## BEDROOM ONE

11'3 x 10'2 (3.43m x 3.10m)

Side aspect uPVC double glazed window. Mirror fronted fitted wardrobe.

## BEDROOM TWO

11'3 x 7'5 (3.43m x 2.26m)

Side aspect uPVC double glazed window.

## BATHROOM/W.C

6'9 x 5'10 (2.06m x 1.78m)

Rear aspect uPVC double glazed window. Panel enclosed bath with shower screen. Low level W.C. Wash hand basin with drawer below. Chrome heated towel rail. Half tiled walls. Tiled floor.

## OUTSIDE

Residents Parking. Communal bins.

## AGENT NOTES

Lease: 119 Years Remaining

Service Charge: £1,306 Per Annum

Ground Rent: £262 Per Annum

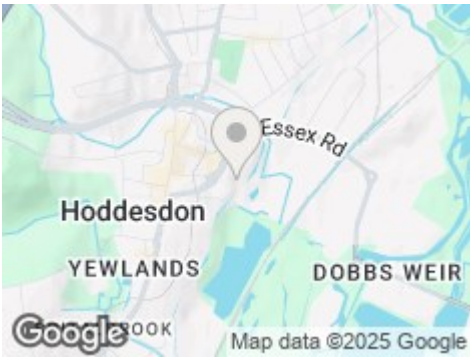
Road Map



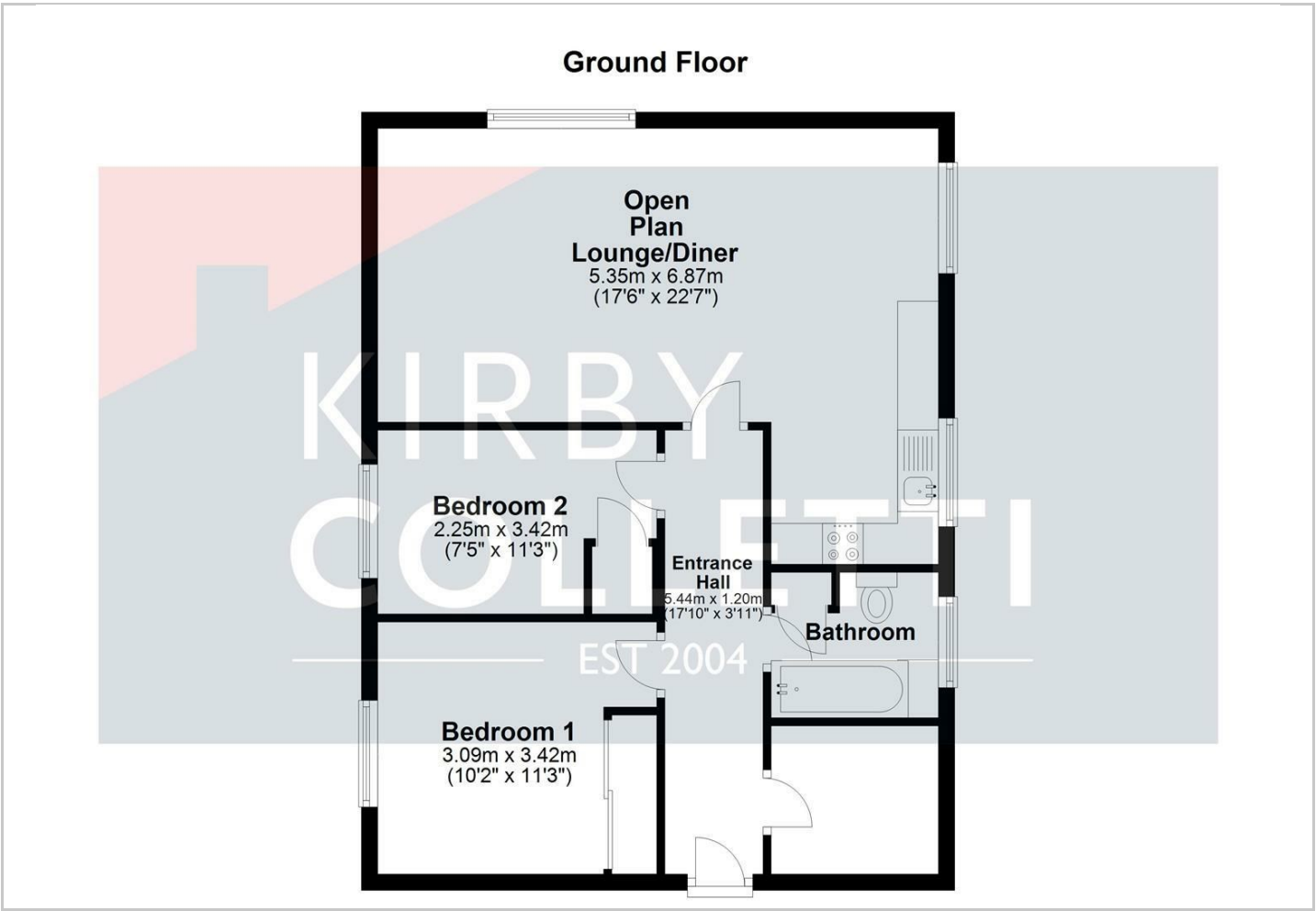
Hybrid Map



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.

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Energy Efficiency Graph

