



19 Clarence Lodge Taverners Way

Hoddesdon EN11 8TH

Price £260,000



**** Chain Free**** This Two Bedroom Two Bathroom Apartment situated on the Fourth Floor within a gated development in the heart of Hoddesdon Town Centre.

The property comprises of an Open Plan Lounge with a Modern Fully Fitted Kitchen, En Suite Shower Room, Family Bathroom, Allocated Parking and a Lift Service. Viewings are highly recommended.



Accommodation

Electrically operated communal front door via security entry phone to communal entrance with Lift and stairs to all floors. Front door to:

L' Shaped Entrance Hall

Wall mounted entry phone. Wall mounted electric panelled radiator. Storage cupboard and airing cupboard.

Open Plan Living Room/Kitchen

19'7" x 10'11" max (5.97m" x 3.33m" max)
Two rear aspect uPVC double glazed windows. Two wall mounted electric panelled radiators. T.V point.

Kitchen Area

12'7" x 6'1" (3.84m" x 1.85m")
Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer stainless steel one and half bowl sink unit. Mixer tap over. Built in electric four ring hob. Extractor hood over. Built in electric oven. Integrated washing machine. Space for fridge/freezer.

Bedroom One

12'8" x 10'10" (3.86m" x 3.30m")
Rear aspect uPVC double glazed window. Wall mounted electric panelled radiator. Door to:

En Suite Shower Room

5'3" x 4'6" (1.60m" x 1.37m")
White suite comprising fully tiled shower cubicle. Pedestal wash hand basin. Low level W.C. Heated towel rail. Extractor fan. Recessed spot lights.

Bedroom Two

9'7" x 8' (2.92m" x 2.44m)
Side aspect window. Wall mounted electric panelled radiator.

Family Bathroom

6'10" x 6'3" (2.08m" x 1.91m")
White suite comprising panelled enclosed bath with mixer tap and shower attachment over. Wash hand basin. Low Level W.C. Extractor fan. Recessed spotlights. Tiled floor.

Exterior

Gated entrance with access to allocated parking.

Agents Note

Lease 150 years from 2006 Approx. 131 years remaining.
Service charge £1500 every 6 months including building insurance and Water rates.
Ground rent £250 per year.

Road Map



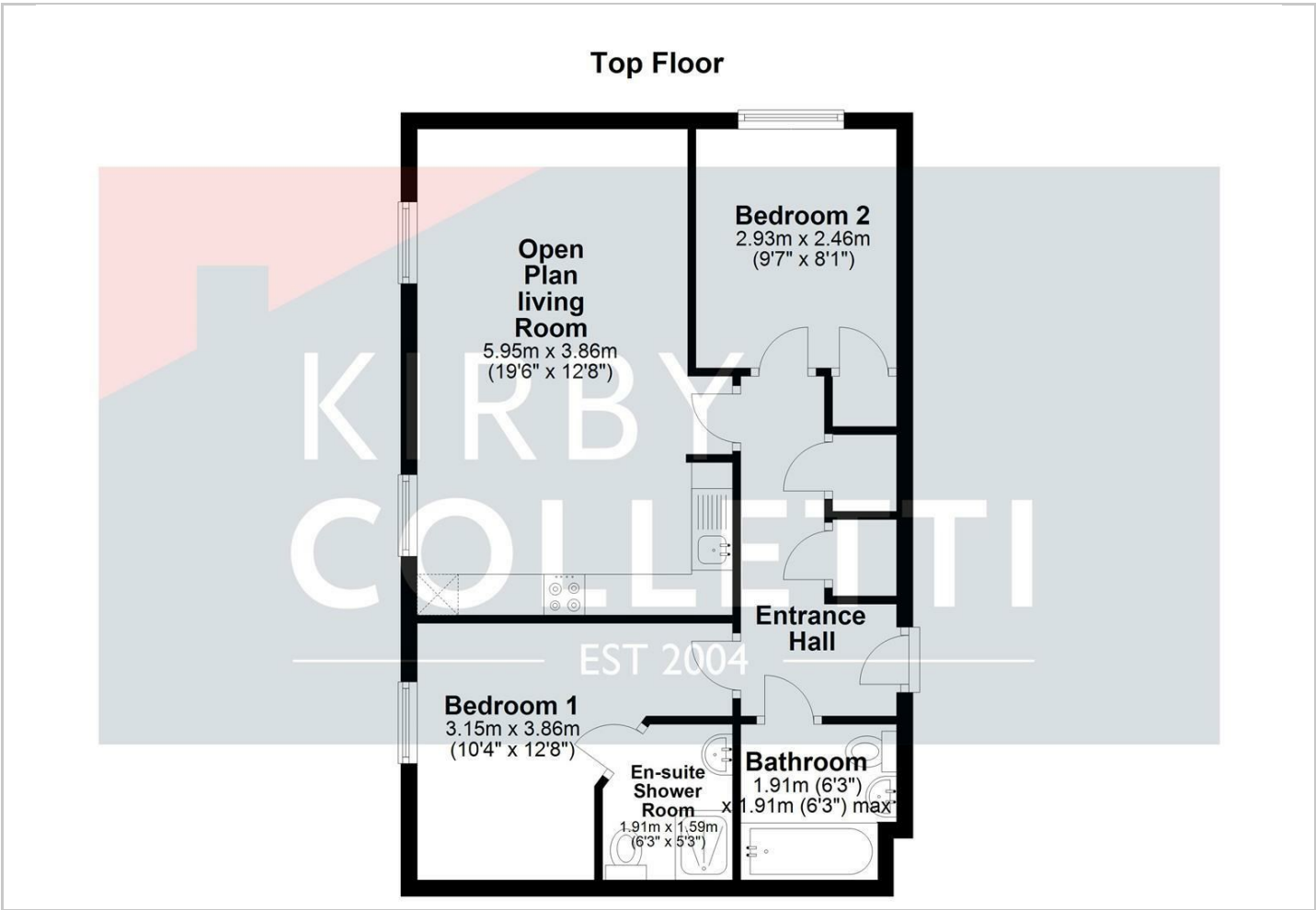
Hybrid Map



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

