



15 Gilliflower House Yewlands

Hoddesdon EN11 8DT

Guide Price £299,995



**** EXTENDED LEASE **** Kirby Colletti are delighted to offer this Two Bedroom First 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 max x 17'3 max Lounge/Diner, Kitchen, Bathroom, Gas central heating, Security Entry Phone System, Communal Gardens and Allocated Parking.



Accommodation

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

Entrance Hall

22'11 x 5'6 max (6.99m x 1.68m max)
Wall mounted entry phone. Radiator. Two storage cupboards. Door to:

Lounge/Dining Room

17'10 max x 17'3 max (5.44m max x 5.26m max)
Dual aspect secondary double glazed windows. Two radiator. Television aerial point. Door to:

Kitchen

7'10 x 7'3 (2.39m x 2.21m)
Front aspect secondary double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit mixer tap over. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Wall mounted gas central heating boiler

Bedroom One

12'2 x 8'6 (3.71m x 2.59m)
Front aspect secondary double glazed box bay window. Radiator. Fitted wardrobe to one wall.

Bedroom Two

12'2 x 6'6 (3.71m x 1.98m)
Front aspect secondary double glazed window. Radiator. Fitted wardrobe to one wall.

Bathroom

7'3 x 6'6 (2.21m x 1.98m)
Coloured suite comprising panel enclosed bath. Low level W.C. Pedestal wash hand basin. Part tiled walls. Extractor fan. Radiator.

Exterior

Communal gardens. Allocated parking space. Dustbin 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



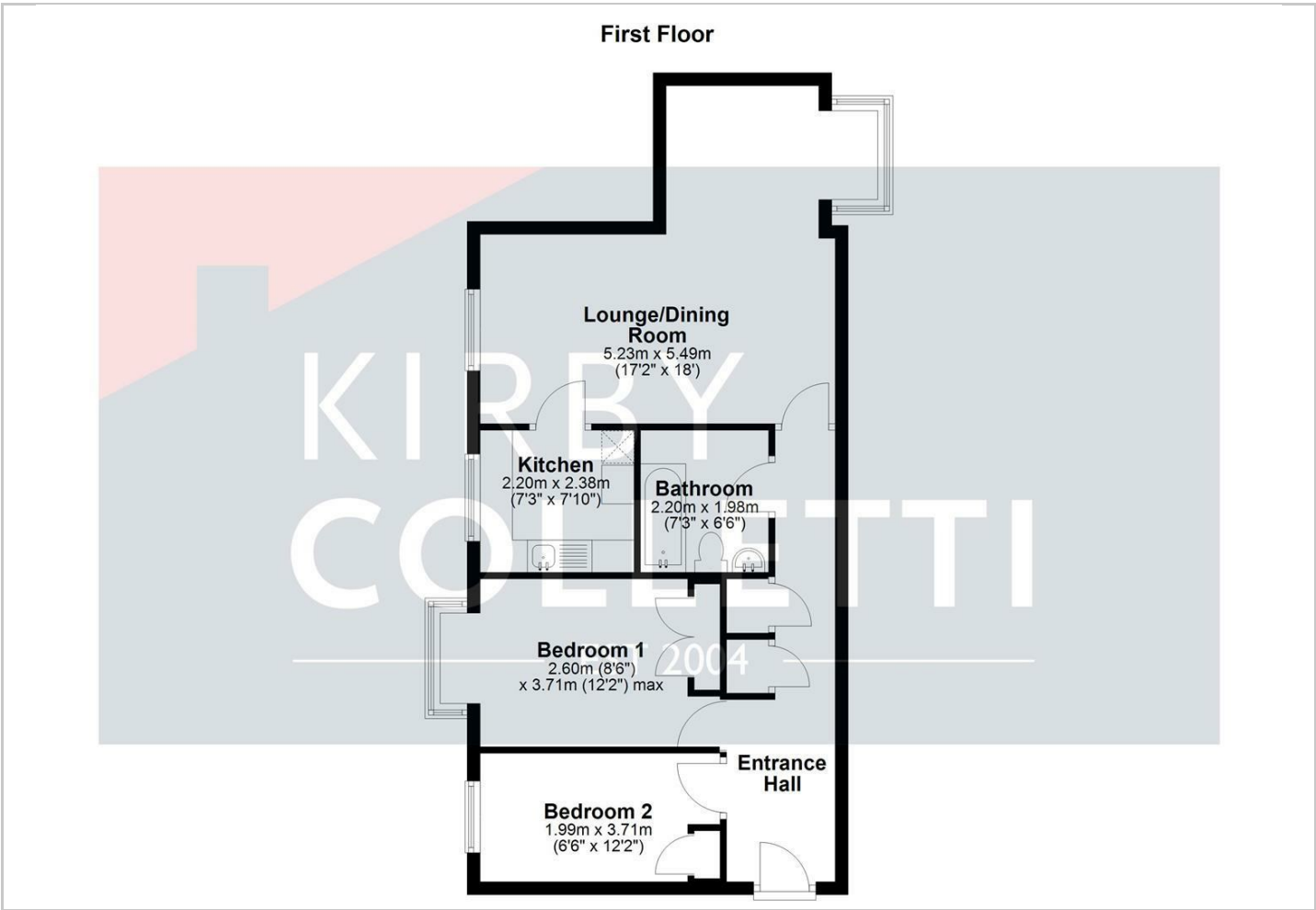
Hybrid Map



Terrain Map



Floor Plan



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

