



4 Woollens Grove

Hoddesdon EN11 9DT

Guide Price £257,500



*** Long Lease*** Kirby Colletti are pleased to offer this well presented Two Bedroom Ground Floor Apartment ideally situated within easy access to all local amenities including Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools and Train Station.

The property has the benefits of Security Entry Phone System, Gas Central Heating, uPVC Double Glazing, Lounger with Fitted Kitchen, En Suite Shower Room, Family Bathroom, Allocated Parking and Communal Gardens. An Internal inspection is recommended.



Accommodation

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

Entrance Hall

Wall mounted entry phone. Laminate floor. Radiator. Storage cupboard. Door to:

Open Plan Lounge/Kitchen

21 x 10'10 (6.40m x 3.30m)

Front aspect uPVC double glazed window. Two radiators. Television aerial point. Laminate floor.

Kitchen area: Range of wall and base mounted units. Roll edged worksurfaces. Inset stainless steel single drainer one and half bowl sink unit mixer tap over. Built in gas four ring hob. Built in oven below. Extractor hood over. Integrated dishwasher. Plumbing for washing machine. Tiled floor. Recessed spotlights. Wall cupboard housing gas central heating boiler.

Bedroom One

11'2 x 8'7 (3.40m x 2.62m)

Front aspect uPVC double glazed window. Radiator. Laminate floor. Door to:

En Suite Shower Room

5'8 x 5'7 max (1.73m x 1.70m max)

White suite comprising fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Heated towel rail. Extractor fan. Recessed spotlights. Tiled floor.

Bedroom Two

8'7 x 7'9 (2.62m x 2.36m)

Front aspect uPVC double glazed window. Radiator. Laminate floor.

Family Bathroom

7'2 x 6'2 (2.18m x 1.88m)

White suite comprising panel enclosed bath mixer tap and shower attachment over. Pedestal wash hand basin. Low level W.C. Heated towel rail. Tiled floor. Recessed spotlights.

Exterior

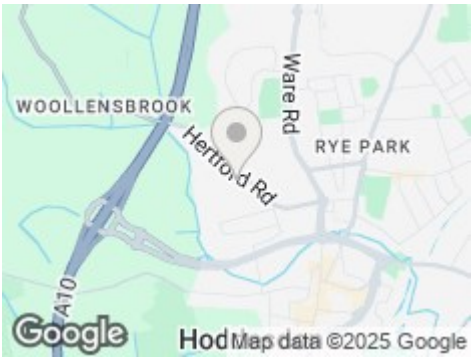
Allocated parking. Visitors Parking Bays. Communal gardens.

Agents Note

Lease 140 years unexpired.

Service charge & ground rent included £1,308 Per Annum.

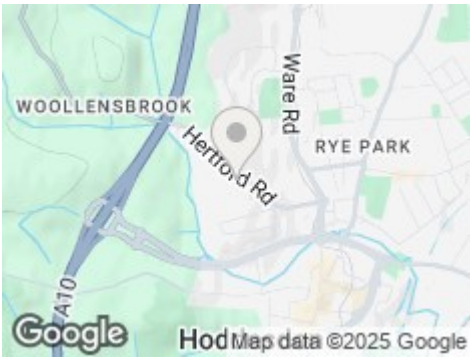
Road Map



Hybrid Map

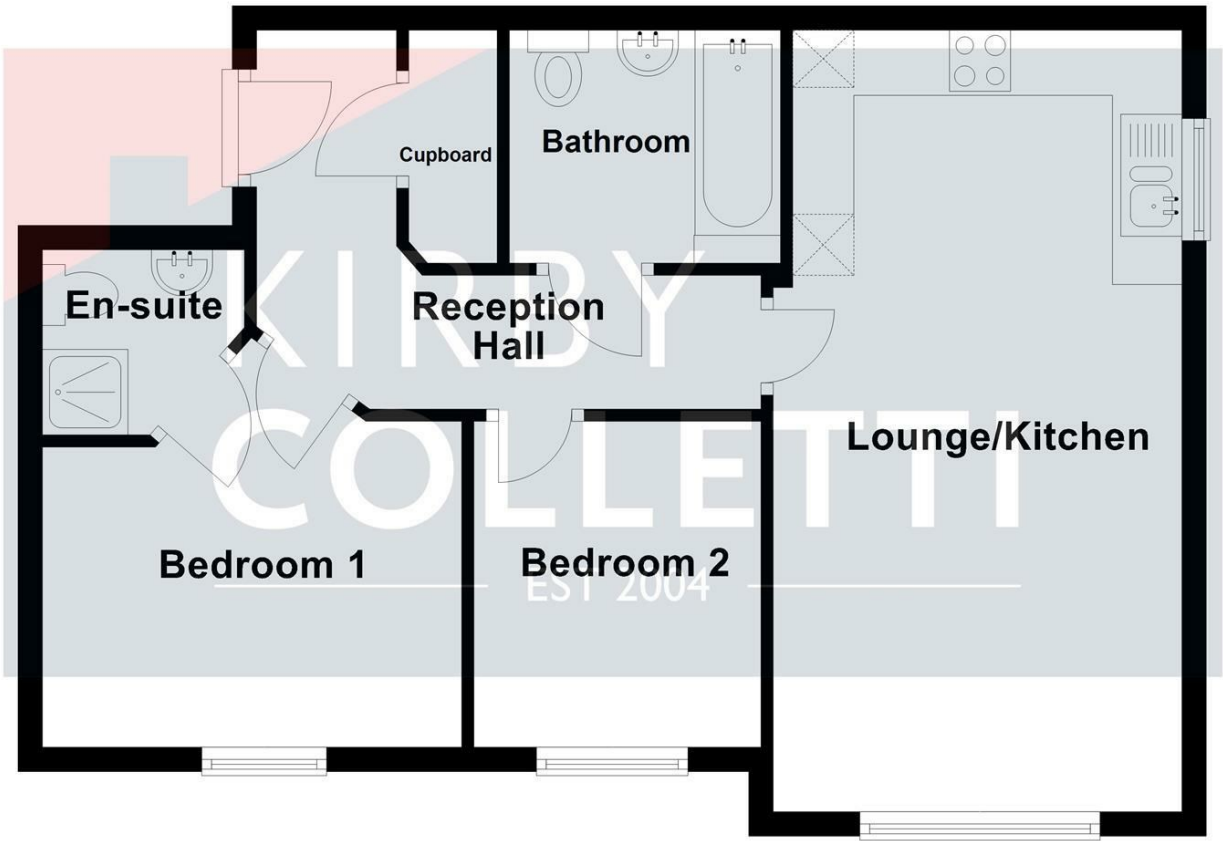


Terrain Map



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

