



**Oliver
Minton**
Sales & Lettings

**11 Stevenson Court, Schofield Way,
Hoddesdon**

EN11 8GF

£297,000

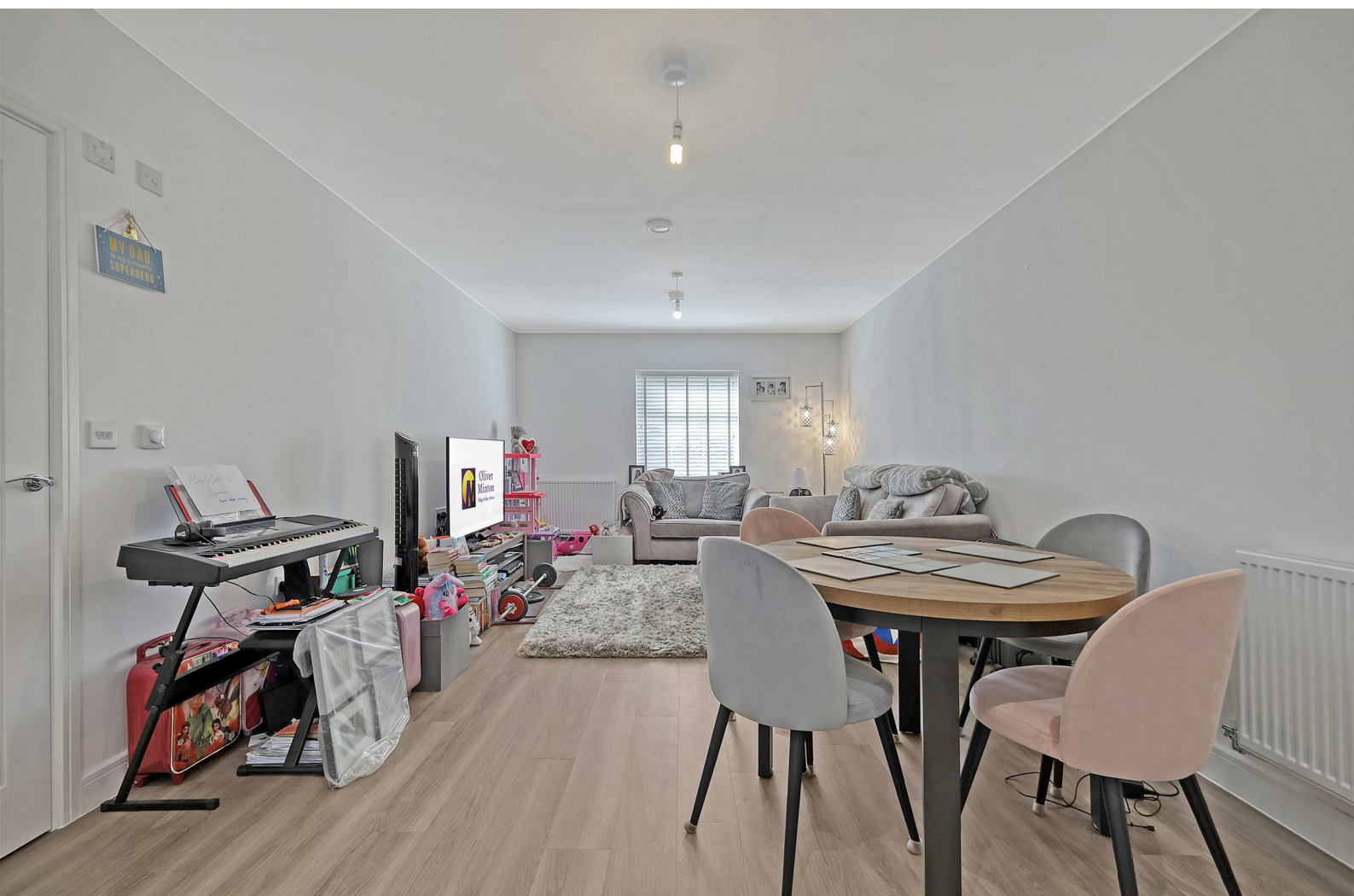
This spacious second floor apartment is only around two years old and is situated in one of the area's most popular new build developments, with easy access to local amenities, shops, and public transport links.

Improved by the current owners by way of bespoke fitted venetian blinds to all windows and quality 'Amtico' flooring throughout, there is a spacious hallway with security entry phone system and zoned heating controls. The superb dual aspect open-plan kitchen/dining/ living room comes complete with integrated and built-in appliances. There are two good size bedrooms, one having en-suite facilities and a luxury bathroom.

The property also benefits from two allocated parking spaces and visitor parking.

The new owner will also benefit from the remainder of the NHBC certificate for peace of mind.





Accommodation

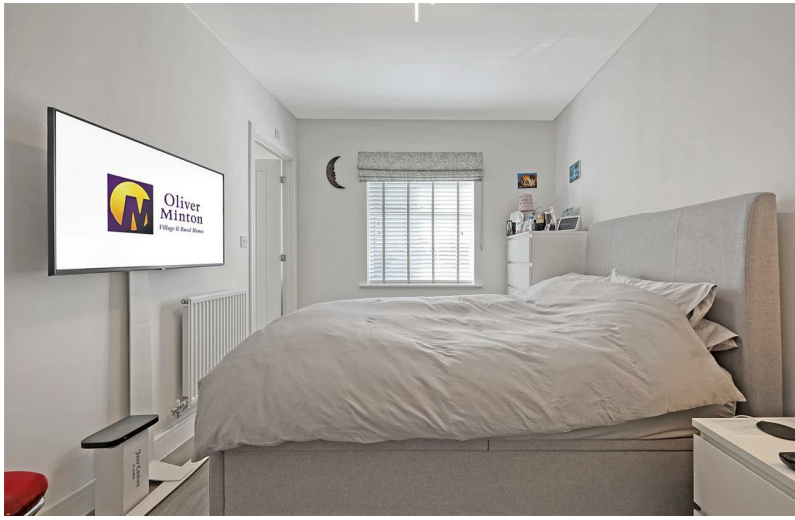
Main entrance door to building with 'fob' access. Stairs up to the second floor where apartment 11 can be found on the right hand side. Apartment door opening to:

Hallway

Doors off to all rooms. Door to deep storage cupboard. Ceiling hatch giving loft access. 'Amtico' flooring. Radiator.

Open Plan Living/Dining/Kitchen 7.69m x 3.66m (25'2" x 12'0")

A lovely bright dual aspect room with double glazed window to front and rear aspects, fitted with bespoke venetian blinds and 'Amtico' flooring. There is ample space for comfy sofas and a generous size dining table and chairs. Two radiators. The kitchen area is fitted with contemporary wall and base cupboards with complementary work surfaces and matching up-risers. Inset stainless steel sink and drainer with mixer tap. Built in 'Zanussi' electric oven/grill with four ring gas hob above. Extractor fan over. Integrated appliances include dishwasher, washer dryer and fridge freezer. Concealed wall mounted 'Logic' combination gas fired boiler. Inset down-lighting.



Bedroom One 4.33m x 2.80m (14'2" x 9'2")

Double glazed window with venetian blind and 'Roman' black out blind. Radiator. 'Amtico' flooring. Door to:

En-Suite Shower Room

Fitted with a large fully tiled shower cubicle with glazed screen. Low flush w.c. Pedestal wash hand basin. Tiled floor. Double glazed frosted window with venetian blind. Tiled floor.

Bedroom Two 3.71m x 2.14m (12'2" x 7'0")

Plus door recess. Double glazed window with venetian blind and 'Roman' black out blind. Radiator. Door to wardrobe/storage cupboard.



Bathroom 2.47m x 1.70m (8'1" x 5'6")

Panel enclosed bath with mixer tap. low flush w.c. Pedestal wash hand basin. Tiled floor. Radiator. Double glazed frosted window with venetian blind fitted.

Exterior

The property benefits from two allocated parking spaces to the rear of the building, where there is an additional entry door and visitors parking spaces close by. There is also a coded, lockable bike store. The development has attractive landscaping and green spaces surrounding, with a children's play area just across from the apartment.

Services

All mains services connected. Gas central heating to radiators. Broadband & mobile phone coverage can be checked at <https://checker.ofcom.org.uk>

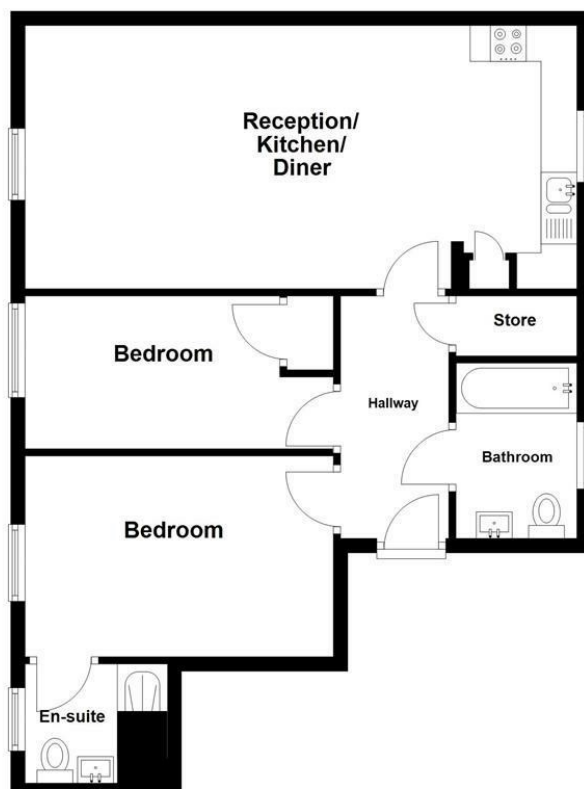
Agents Note

We are advised that the lease is 125 from new, with 123 years remaining. Service charges are £1574.89 per annum. (No ground rent payable) Remainder of NHBC remaining: approx. 8 years.



Second Floor

Approx. 65.6 sq. metres (706.3 sq. feet)



Total area: approx. 65.6 sq. metres (706.3 sq. feet)

This floor plan has been created by a third party and should be used as a general outline for guidance only. Any areas, measurements or distances quoted are approximate and any intending purchaser or lessee should satisfy themselves by inspection, searches, enquiries and/or full survey as to the correctness of each statement. We accept no responsibility or liability for any loss whatsoever that may arise as a result of this plan and the information contained within.

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Stevenson Court

MORTGAGE ADVICE

Through our mortgage brokers Alison George and Panicos Makri of Mortgage & Money Management Ltd, we are able to offer INDEPENDENT mortgage advice, with NO OBLIGATION. Alison and Pani are also independent for all protection needs, allowing them to review your life assurance and critical illness policies to ensure you have the best deal! They can be contacted at our Puckeridge Office on 01920 822999. Please feel free to call them for any advice or quotations required. Your home is at risk if you do not keep up payments on a mortgage or loan secured against it. Mortgage & Money Management Ltd are directly authorised by the Financial Conduct Authority no. 452616

Tenure: Leasehold

Council Tax Band: C

Viewing Arrangements:

Strictly by appointment

14 High Street, Stanstead Abbots, Hertfordshire, SG12 8AB

01920 412600

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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