



W WESTWOODLEBER

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St Cross Court, Upper Marsh Lane, Hoddesdon, EN11 8LG

£279,995



## St Cross Court, Upper Marsh Lane, Hoddesdon, EN11 8LG

**\*\* PERFECT FOR FIRST TIME BUYERS OR AN INVESTMENT OPPORTUNITY \*\*** Westwood Leber are delighted to bring to the market this spacious two bedroom, top floor apartment in the heart of Hoddesdon town centre. This fantastic property boasts spacious and contemporary living accommodation throughout with two double bedrooms, a large lounge and a separate three-piece bathroom suite. Further benefits include allocated parking and a large loft space for storage. We would highly recommend an internal viewing.

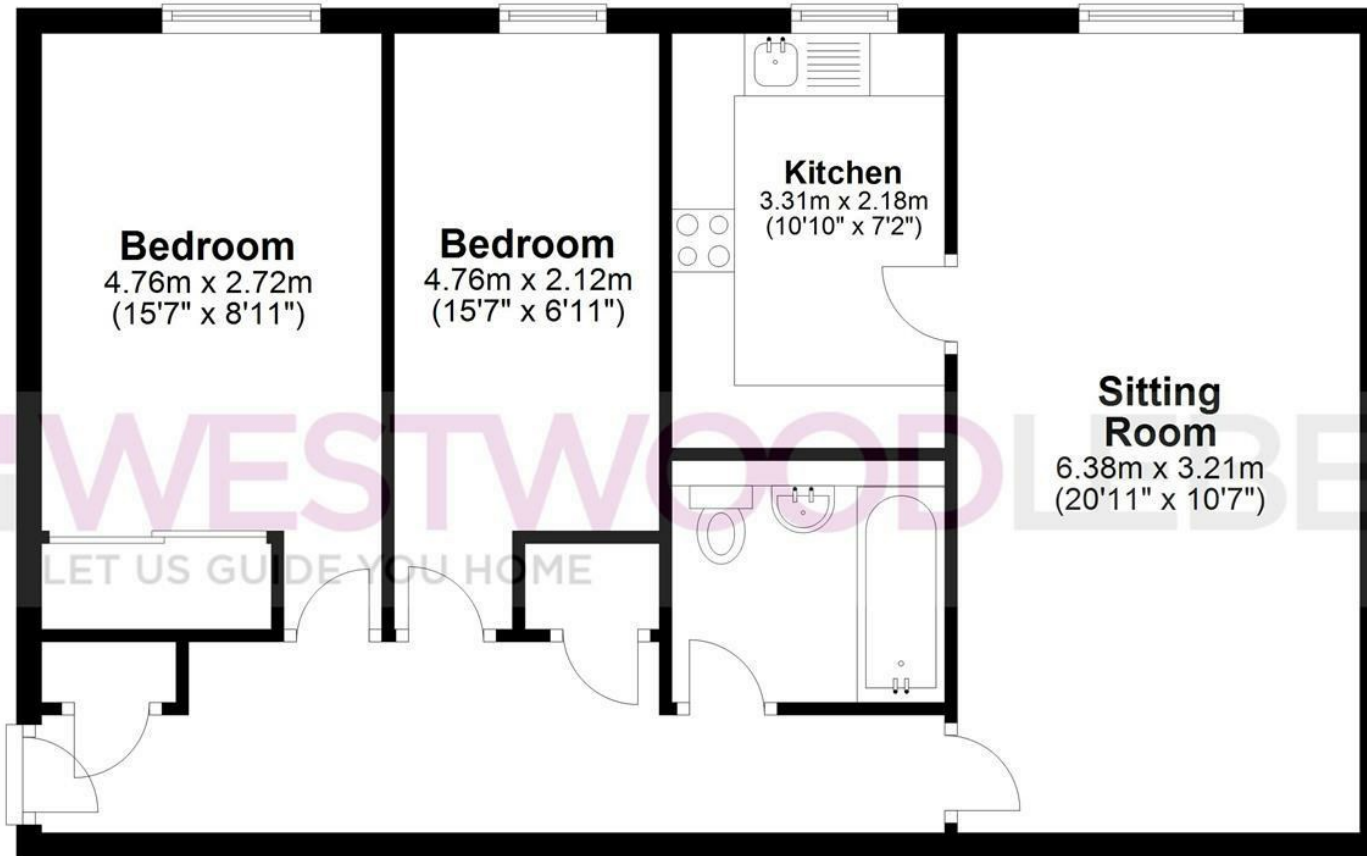


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# Ground Floor

Approx. 69.3 sq. metres (745.6 sq. feet)



Total area: approx. 69.3 sq. metres (745.6 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Property marketing provided by Westwood Leber.  
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



