



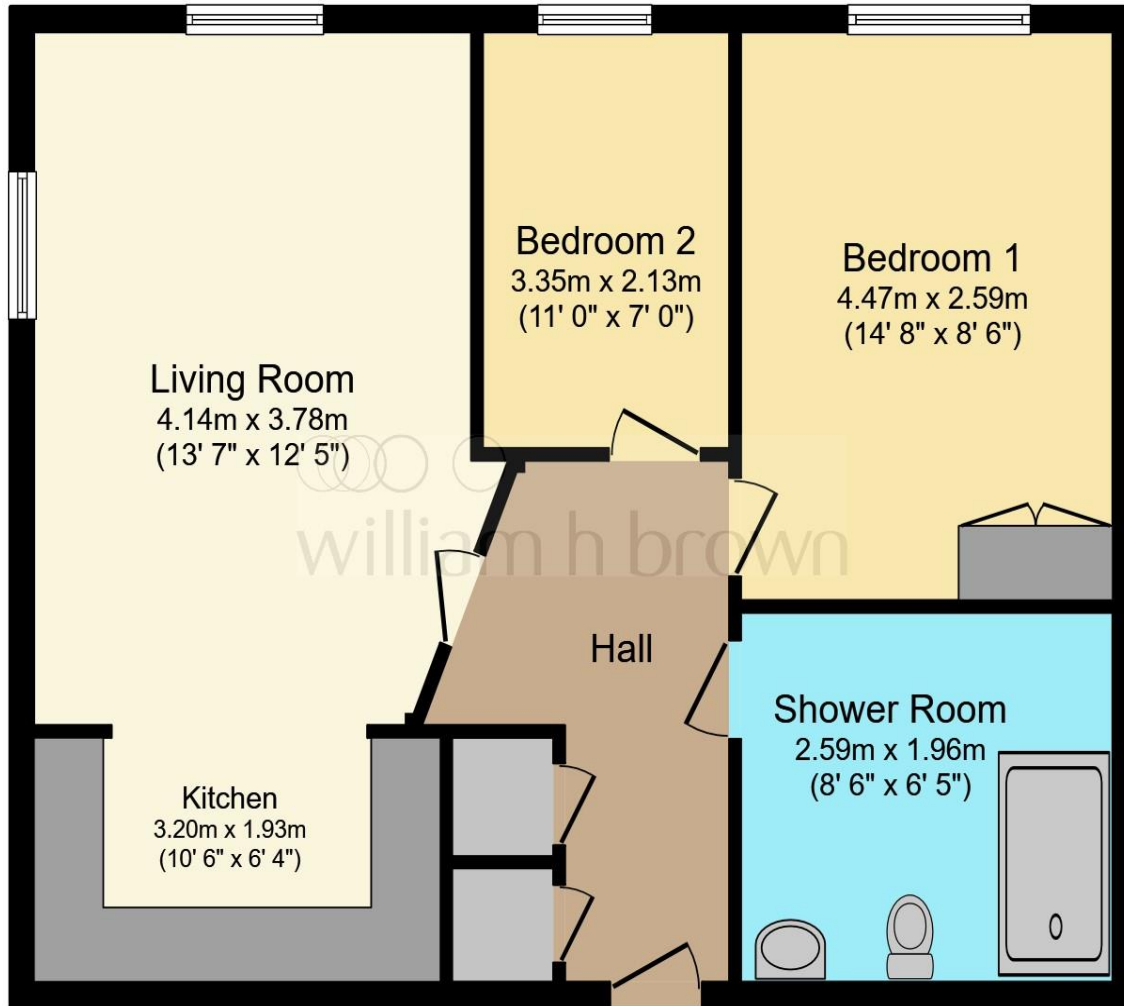
Esdaile Hall Esdaile Lane, Hoddesdon EN11 8FD

welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

A great opportunity to acquire this two bedroom top floor retirement apartment offering excellent living accommodation and benefitting from communal lounge, laundry room and garden. The property is situated within easy walking distance to Hoddesdon high street offering a range of local restaurants and shopping facilities as well as excellent bus services and recreational areas. Being offered CHAIN FREE!





Accommodation Comprises

Entrance Hall

Lounge

13' 7" x 12' 9" (4.14m x 3.89m)

Kitchen

10' 6" x 6' 4" (3.20m x 1.93m)

Bedroom One

14' 6" x 8' 6" (4.42m x 2.59m)

Bedroom Two

11' x 7' (3.35m x 2.13m)

Shower Room

8' 6" max x 6' 5" max (2.59m max x 1.96m max)

Exterior

Total floor area 71.4 sq.m. (769 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

- Two Bedroom Retirement Apartment
- Walking Distance to Town Centre
- Good Living Accommodation Throughout
- Communal Lounge & Laundry Room
- Shower Room

Tenure: Leasehold EPC Rating: D

£250,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111036

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold marks

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
HSD111036 - 0008



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.