



Trevera Court, Hoddesdon EN11 9EZ

welcome to

Trevera Court, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented ONE BEDROOM GROUND FLOOR MAISONETTE positioned within walking distance of local shops and Hoddesdon town centre. An internal viewing is highly recommended.





Accommodation Comprising

Main Private Front Door

Entrance Lobby

Lounge / Diner / Kitchen Area

24' x 11' 1" (7.32m x 3.38m)

Inner Lobby

Bedroom 1

11' 1" x 8' 10" (3.38m x 2.69m)

Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

Exterior

Total floor area 46.1 m² (496 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.

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- One Bedroom Ground Floor Maisonette
- Spacious and Well Presented Throughout
- Private Front Door
- Open Plan Lounge/Diner & Modern Kitchen Area
- Luxury Bathroom
- Communal Gardens & Parking
- Close to Amenities
- Ideal Investment

Tenure: Leasehold EPC Rating: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williambrown.co.uk/Property/HSD111275

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 packs.

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:
HSD111275 - 0003



william h brown



01992 464001



Hoddesdon@williambrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williambrown.co.uk