



Ashby Court Whitley Road, Hoddesdon EN11 0PT

welcome to

Ashby Court Whitley Road, Hoddesdon

- ** CHAIN FREE**
- Luxury One Bedroom Top Floor Apartment
- Allocated Parking
- High Ceilings
- Open Plan Lounge/Kitchen
- Walking Distance to Local Shops & Station
- Viewing Recommended

Tenure: Leasehold EPC Rating: C

£195,000

view this property online williamhbrown.co.uk/Property/HSD111365

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs



Property Ref:
HSD111365 - 0003

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.

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.

Accommodation Comprises

Main communal front door leading to:

Communal Entrance Hall

Fully carpeted and stairs to all floors.

Entrance Hall

Doors to KITCHEN, LOUNGE, SHOWER ROOM and BEDROOM.

Shower Room

Comprising a fully tiled walk in shower cubicle, heated chrome towel rail, low level flush WC, sink unit with vanity below, vaulted ceiling, velux window, extractor fan.

Lounge With Kitchen Area

16' 8" max x 11' 4" narrowing to 9' 3" (5.08m max x 3.45m narrowing to 2.82m)
KITCHEN AREA: Featuring white gloss wall cupboards, ample work tops with cupboards and drawers under, plumbing for washing machine, space for under unit fridge freezer, fitted hob and oven with feature extractor fan over, partly tiled walls, velux window.

LOUNGE AREA: With two velux windows and double glazed window to rear aspect, panel heater.

Bedroom

15' 4" max x 11' 4" max narrowing to 7' 3" L Shaped (4.67m max x 3.45m max narrowing to 2.21m L Shaped)
With three velux windows, eaves storage cupboards, power points, and TV points.

Exterior

Communal gardens laid to lawn with flower borders. ALLOCATED PARKING SPACE and additional visitors parking.



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