



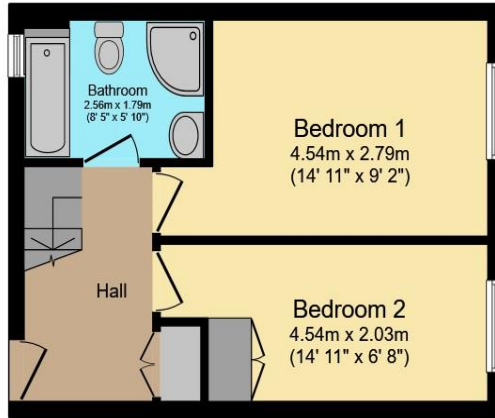
Shakespeare Court Chaucer Way, Hoddesdon EN11 9QS

welcome to

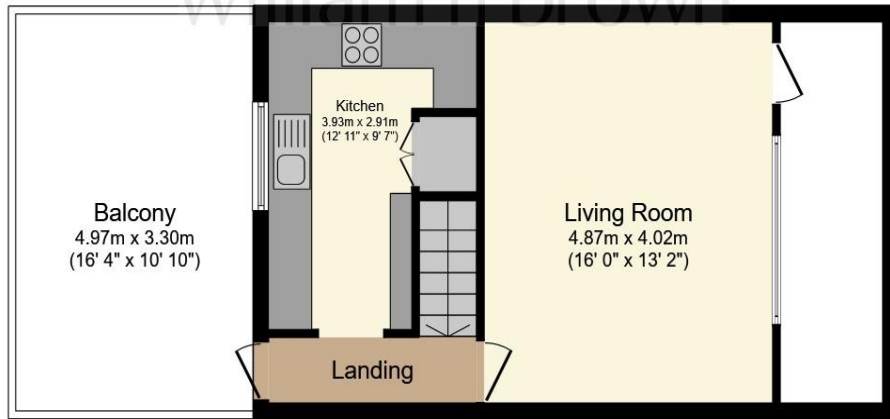
Shakespeare Court Chaucer Way, Hoddesdon

CASH BUYERS ONLY!! WILLIAM H BROWN are pleased to offer for sale this spacious TWO BEDROOM SPLIT LEVEL MAISONETTE benefiting from gas central heating, double glazed windows, ROOF GARDEN and UNDERCOVER ALLOCATED PARKING. Being offered CHAIN FREE!





Ground Floor



First Floor

Total floor area 66.2 m² (713 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.

Accommodation Comprises

Entrance Hall

Bedroom 1

14' 11" x 6' 7" (4.55m x 2.01m)

Bedroom 2

14' 6" x 9' 1" (4.42m x 2.77m)

Bathroom / Shower Room

First Floor Landing

Lounge

15' 1" x 13' 2" (4.60m x 4.01m)

Kitchen

12' 11" x 9' 6" narrowing to 6' 5" (3.94m x 2.90m narrowing to 1.96m)

Roof Garden

Exterior

Allocated Undercover

Parking

welcome to

Shakespeare Court Chaucer Way, Hoddesdon

- ** Cash Buyers Only **
- ** Chain Free **
- Roof Garden
- Allocated Undercover Parking
- Gas Central Heating & Double Glazed Windows
- Spacious Throughout
- Walking Distance to Local Amenities
- Must be Viewed

Tenure: Leasehold EPC Rating: D

guide price

£210,000



view this property online williamhbrown.co.uk/Property/HSD111437

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1976. Should you require 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:
HSD111437 - 0002

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.

Please note the marker reflects the postcode not the actual property



william h brown



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