



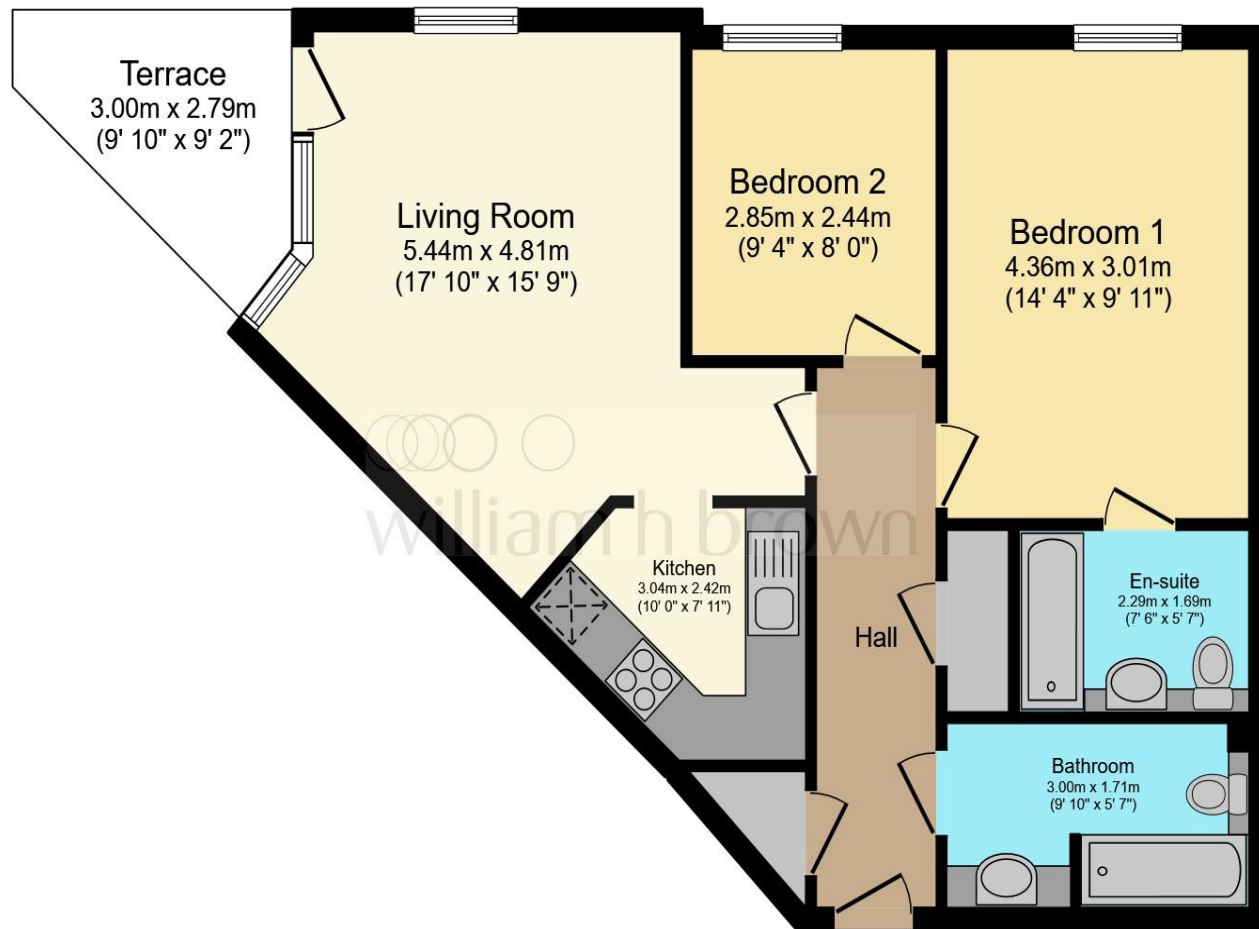
Plomer Avenue, Hoddesdon EN11 9FQ

welcome to

Plomer Avenue, Hoddesdon

OPTION TO PURCHASE WITH EXTENDED LEASE. This TWO BEDROOM TWO BATHROOM GROUND FLOOR apartment benefits from a PRIVATE BALCONY and conveniently situated within this modern development to the north of Hoddesdon town centre. NO UPWARD CHAIN.





Accommodation Comprises

The Apartment

Entrance Hall

Lounge / Dining Room

17' 10" max x 13' 4" max (5.44m max x 4.06m max)

Kitchen

9' 6" max x 6' 7" max (2.90m max x 2.01m max)

Bedroom 1

14' 4" x 9' 11" (4.37m x 3.02m)

En Suite Bathroom

Bedroom 2

9' 6" x 8' (2.90m x 2.44m)

Main Bathroom

Exterior

Communal Parking

Total floor area 68.6 m² (739 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

Plomer Avenue, Hoddesdon

- Two Bedroom Ground Floor Apartment
- Private Balcony
- Main Bathroom & En Suite Shower Room
- Ample Communal Parking Spaces
- Modern Development
- Walking Distance to Local Amenities
- No Upward Chain
- **OPTION TO PURCHASE WITH EXTENDED LEASE**

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111565



Property Ref:
HSD111565 - 0007

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.

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