



Brunswick Court Rawdon Drive, Hoddesdon EN11 8DH

welcome to

Brunswick Court Rawdon Drive, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this spacious TWO BEDROOM GROUND FLOOR FLAT with UNDERCOVER PARKING situated in a block of only 6 and within walking distance of Hoddesdon town centre. An internal viewing is highly recommended.



Accommodation Comprises

Main front door via intercom system to communal hallways. Main front door of apartment to

Hallway

Radiator, door to kitchen, shower room, two bedrooms and lounge.

Lounge

16' 6" x 10' 1" (5.03m x 3.07m)

Double glazed window, power points, radiator, TV point.

Kitchen

11' 6" x 6' 9" (3.51m x 2.06m)

A range of wall cupboards, ample work tops with cupboards and drawers under. Fridge freezer, stainless steel sink unit, cooker, tiled wall and double glazed window.

Bedroom 1

12' 5" max x 9' 11" max (3.78m max x 3.02m max)

With double glazed window, power points, radiator.

Bedroom 2

10' 11" x 6' 11" (3.33m x 2.11m)

Double glazed window, power points, radiator.

Wet Room

Comprising a shower unit, low level flush WC, sink unit, double glazed window, storage cupboard housing water boiler and immersion.

Exterior

Communal gardens and ALLOCATED UNDERCOVER PARKING.



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Brunswick Court Rawdon Drive, Hoddesdon

- Spacious & Well Maintained Throughout
- Two Bedroom Ground Floor Flat
- Undercover Allocated Parking
- Recently Installed Electric System Boiler
- Communal Gardens

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 16 Apr 1996. 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/HSD111627](https://www.williamhbrown.co.uk/Property/HSD111627)



Property Ref:
HSD111627 - 0004

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.



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