



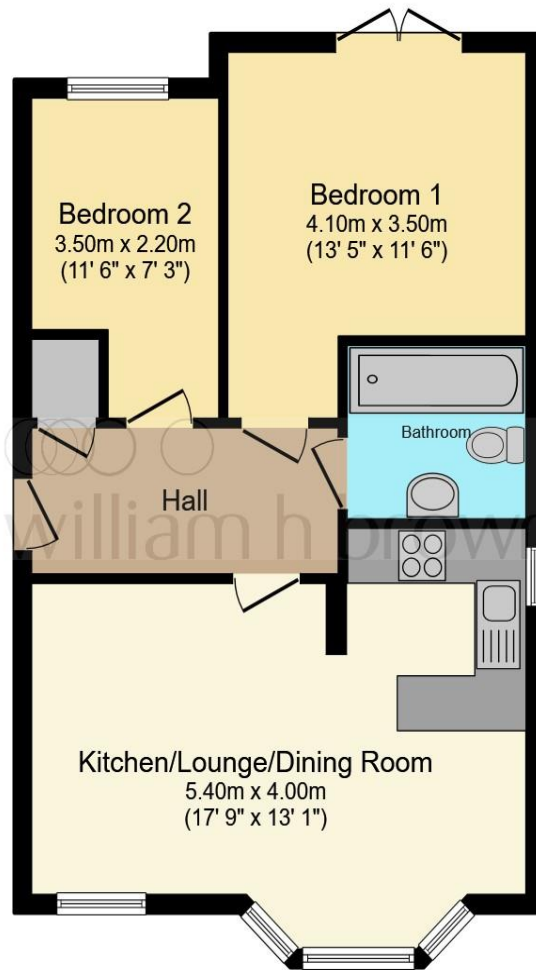
**Brocket Court Brocket Road, Hoddesdon EN11 8NU**

**welcome to**

**Brocket Court Brocket Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this TWO BEDROOM GROUND FLOOR APARTMENT benefitting from a modern kitchen, full central heating, luxury bathroom suite and allocated parking. The apartment is within easy access of Hoddesdon town centre and being offered CHAIN FREE.





## Accommodation Comprises

### Communal Entrance Hall

### The Apartment

### Hallway

### Lounge/Diner And Kitchen

17' 5" x 17' 8" narrowing to 12' 9" ( 5.31m x 5.38m narrowing to 3.89m )

### Bedroom 1

13' 5" max x 10' 3" max ( 4.09m max x 3.12m max )

### Bedroom 2

12' 8" max x 6' 8" max ( 3.86m max x 2.03m max )

### Luxury Bathroom

### Exterior

Communal gardens and allocated parking space.

Total floor area 53.4 sq.m. (575 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](http://www.focalagent.com)

welcome to

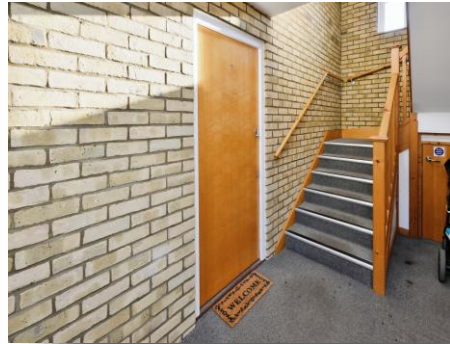
## Brocket Court Brocket Road, Hoddesdon

- Two Bedroom Ground Floor Apartment
- Spacious Open Plan Lounge/Diner with Kitchen Area
- Luxury Bathroom
- Allocated Parking
- Accessible to High Street & Town Centre
- No Upward Chain
- Broxbourne Station 1.0 mile walk
- Viewing Recommended

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £260,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD111721](http://williamhbrown.co.uk/Property/HSD111721)



Property Ref:  
HSD111721 - 0005

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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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