



Waterfall Close, Hoddesdon EN11 9JX

welcome to

Waterfall Close, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious TWO DOUBLE BEDROOM second floor apartment with a JULIET BALCONY, EN SUITE SHOWER ROOM, ALLOCATED PARKING and situated within this modern development. Being offered with NO ONWARD CHAIN.



Accommodation Comprises

Main front door via intercom system leading to:

Communal Entrance Hall

With stairs to all floors.

The Apartment

Main front door to:

Spacious Entrance Hall

Storage cupboard, airing cupboard, panel heater, door to:

Open Plan Lounge / Kitchen

21' 8" max x 11' 4" max (6.60m max x 3.45m max)

KITCHEN AREA: with a range of modern wall cupboards, work tops with cupboards and drawers under. Hob, oven, extractor fan, washing machine, space for fridge freezer. Partly tiled walls, double glazed window.

LOUNGE AREA: with laminate flooring, double glazed French doors to JULIET balcony, power points, TV point, panel heater.

Bedroom 1

11' 7" max x 10' 8" max (3.53m max x 3.25m max)

With double glazed window, panel heater, power points. Door to:

En Suite Shower Room

Fully tiled shower cubicle, low level flush WC, sink unit.

Bedroom 2

15' 3" x 8' 3" (4.65m x 2.51m)

Double glazed window, power points, panel heater.

Bathroom

Comprising a panelled bath, sink unit, low level flush WC, extractor fan.

Exterior

Allocated parking.



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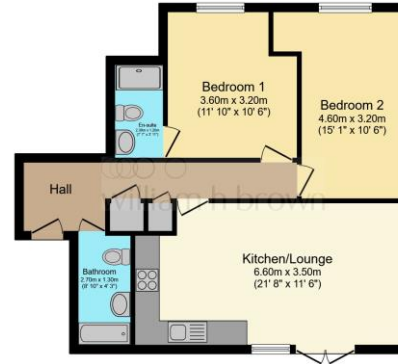
Waterfall Close, Hoddesdon

- Spacious Two Double Bedroom Apartment
- Open Plan Lounge/Kitchen
- En Suite to Main Bedroom
- Bathroom
- Juliet Balcony
- Allocated Parking
- Modern Development
- No Upward Chain

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000



Total floor area 62.9 m² (677 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.localagent.com



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD111733 - 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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