



Brickendon Court Chapel End, Hoddesdon EN11 8DL

welcome to

Brickendon Court Chapel End, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this CHAIN FREE 2 BEDROOM TOP FLOOR APARTMENT available to CASH BUYERS ONLY, in need of modernisation. The apartment is located within level walking distance to Hoddesdon high street (4 min walk) with its many high street amenities and bus services.



Accommodation Comprises

Main front door to communal entrance hall. Stairs to all floors.

The Apartment

Main front door leading to:

Entrance Hall

Storage cupboard, door to:

Lounge

17' 11" x 11' 2" (5.46m x 3.40m)

Double glazed window, power points,TV point.

Kitchen

8' 10" x 7' 10" (2.69m x 2.39m)

Double glazed window, wall cupboards, work surfaces with cupboards and drawers under, sink unit, cooker, space for fridge and washing machine.

Bedroom 1

15' max x 9' 5" max (4.57m max x 2.87m max)

Double glazed window, power points, built in double wardrobe.

Bedroom 2

9' 5" max x 6' 10" max (2.87m max x 2.08m max)

Double glazed window, power points.

Bathroom

A panelled bath, sink unit, low level WC.

Exterior

Communal gardens and GARAGE EN BLOC.

Agents Note

LEASE TERM: 49 YEARS



Total floor area 58.0 sq.m. (624 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



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welcome to

Brickendon Court Chapel End, Hoddesdon

- ** CHAIN FREE **
- ** CASH BUYERS ONLY **
- Two Bedroom Top Floor Apartment
- Garage en Bloc
- Walking Distance to High Street (4 Min)
- Ideal Investment Opportunity
- Viewing Recommended

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD111670 - 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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk