



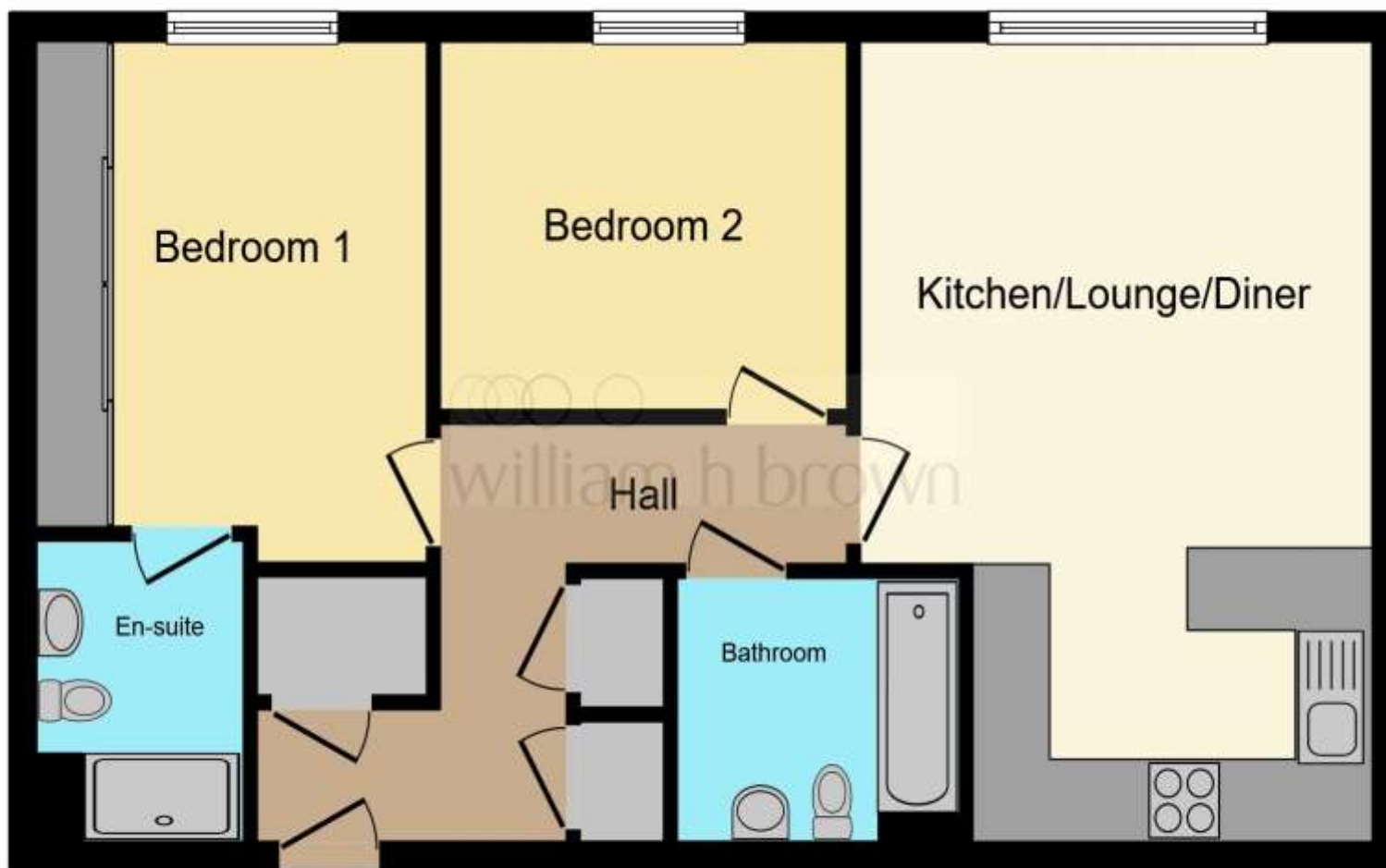
Woollens Grove, Hoddesdon EN11 9DT

welcome to

Woollens Grove, Hoddesdon

WILLIAM H BROWN have pleasure in offering for sale this SPACIOUS 2 BEDROOM TOP FLOOR APARTMENT which benefits from full double glazed windows, gas central heating, ALLOCATED PARKING situated within this modern development to the north west of Hoddesdon town centre.





Accommodation Comprises

The Apartment

Open Plan Lounge/Diner

19' 4" max x 13' 5" max (5.89m max x 4.09m max)

Bedroom 1

8' 5" to front of wardrobes x 12' 5" max (2.57m to front of wardrobes x 3.78m max)

En Suite Shower Room

Bedroom 2

10' x 8' 10" (3.05m x 2.69m)

Bathroom

Exterior

Allocated Parking

Total floor area 60.7 m² (653 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

Woollens Grove, Hoddesdon

- Well Appointed Two Bedroom Apartment
- Modern Development
- Beautifully Maintained Throughout
- Allocated Parking
- Open Plan Lounge/Diner with Kitchen
- En Suite Shower Room & Bathroom
- Communal Grounds
- Viewing Recommended

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£265,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD111991



Property Ref:
HSD111991 - 0003

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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