



Shakespeare Court Chaucer Way,Hoddesdon EN11 9QS

welcome to

Shakespeare Court Chaucer Way, Hoddesdon

WILLIAM H BROWN are delighted to introduce to market this spacious and well presented TWO BEDROOM SPLIT LEVEL MAISONETTE which benefits from a ROOF GARDEN, UNDERCOVER ALLOCATED PARKING situated within this popular development, only a stone's throw to local amenities.





Ground Floor



First Floor

Total floor area 66.8 sq.m. (719 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

Accommodation Comprises

Entrance Hall

Bedroom 1

15' 2" plus door recess x 9' 2" (4.62m plus door recess x 2.79m)

Bedroom 2

14' 6" plus door recess x 6' 7" (4.42m plus door recess x 2.01m)

Shower Room

First Floor Landing

Lounge / Dining Room

16' 3" max x 15' 9" max (4.95m max x 4.80m max)

Kitchen

12' 10" max x 6' 4" (3.91m max x 1.93m)

Roof Garden

Exterior

Agents Note

The Seller advises that the lease is in the process of being extended to a new term of 189 years from 25 March 1976 (over 140 years remaining). Please contact branch for more details.

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- Well Presented Two Bedroom Split Level Maisonette
- Roof Garden
- Allocated Undercover Parking
- Spacious Living Accommodation Throughout
- Luxury Shower Room

Tenure: Leasehold EPC Rating: E

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1976. 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/HSD110799



Property Ref:
HSD110799 - 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