



Clarence Lodge Taverners Way,Hoddesdon EN11 8TH

welcome to

Clarence Lodge Taverners Way, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this TRULY OUTSTANDING SPACIOUS TWO BEDROOM DUPLEX APARTMENT with PRIVATE BALCONY and ALLOCATED PARKING located within this gated development in the heart of Hoddesdon town centre. An internal viewing is highly recommended.



Accommodation Comprises

Main front door to:

Entrance Hallway

Panel heater, storage cupboard, door to cloakroom and stairs to upper floor.

Downstairs Cloakroom

Sink unit, low flush WC, extractor fan, door to:

Lounge / Kitchen / Diner

16' max x 20' 11" (4.88m max x 6.38m)

Kitchen Area with a range of modern wall cupboards, ample work tops with cupboards and drawers under, sink unit, plumbing for washing machine, dishwasher, hob, oven and extractor fan, fridge freezer, feature wall, power points, TV point, double glazed window and doors to PRIVATE BALCONY.

First Floor Landing

Coving to ceiling, airing cupboard, door to bedrooms and bathroom.

Bathroom

Comprising a panelled bath, wall mounted shower unit, low flush WC, heated towel rail, extractor fan, spot lights.

Bedroom 1

15' 3" max x 10' 4" max (4.65m max x 3.15m max)

Panel heater, power points, TV point, double glazed window, built in wardrobes, door to:

En Suite Shower Room

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

Bedroom 2

10' 4" max x 14' 8" (3.15m max x 4.47m)

Double glazed window, laminate flooring, power points, TV point.

Exterior

Communal gardens Allocated parking space, visitors parking spaces.



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welcome to

Clarence Lodge Taverners Way, Hoddesdon

- Two Double Bedroom Duplex Apartment
- Secure Gated Entrance
- Allocated Parking
- Private Balcony
- En Suite Shower Room
- Downstairs WC
- Spacious Open Plan Lounge/Kitchen/Diner
- Town Centre Location

Tenure: Leasehold EPC Rating: D Council Tax Band: D Service Charge: 316.13

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 Nov 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£310,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112212 - 0002

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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