



**Rye Court Cranborne Road, Hoddesdon EN11 0FE**

**welcome to**

**Rye Court Cranborne Road, Hoddesdon**

WILLIAM H BROWN are pleased to offer for sale this ONE BEDROOM GROUND FLOOR APARTMENT located within a small block, benefitting from having direct access to communal gardens, ALLOCATED PARKING and within a secure gated entrance. NO UPWARD CHAIN.



### **Accommodation Comprises**

Main front door via intercom system, to communal entrance hall, full carpeted.

### **The Apartment**

Main front door leading to:

#### **Entrance Hall**

Door to lounge/kitchen, bedroom and bathroom.

#### **Lounge / Kitchen**

21' 7" x 10' 11" ( 6.58m x 3.33m )

KITCHEN AREA with a range of wall cupboards, ample work tops with cupboards and drawers below. Gas hob, oven and extractor fan, integrated fridge freezer, washing machine. Sink unit, double glazed window, laminate flooring. Through to:

LOUNGE AREA with double doors leading to communal grounds, laminate flooring, power points, TV point and radiator.

#### **Bedroom 1**

11' 8" x 9' 1" ( 3.56m x 2.77m )

Double glazed window, power points, radiator.

#### **Bathroom**

Comprising a panelled bath, shower attachment, sink unit with vanity below, low flush WC, tiled, towel rail, double glazed window.

#### **Exterior**

ALLOCATED PARKING and communal gardens laid to lawn.



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## **Rye Court Cranborne Road, Hoddesdon**

- Well Presented One Bedroom Ground Floor Apartment
- Gated Entrance
- Direct Access to Communal Gardens
- Allocated Parking
- Chain Free
- Within Proximity to Rye House Station
- Ideal for First Time Buyers or Investors Alike

**£215,000**

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1500.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112306 - 0002

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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](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**