



Highbourne Court Taverners Way,Hoddesdon EN11 8TW

welcome to

Highbourne Court Taverners Way, Hoddesdon

WILLIAM H BROWN are delighted to bring to market this unique TWO BEDROOM SPLIT LEVEL APARTMENT with GARAGE situated within the heart of this vibrant town with its many high street shops, cafes and restaurants and excellent transport services.



Accommodation Comprises

Main communal front door via intercom system, to communal entrance hall, carpeted with stairs to all floors.

The Apartment

Main front door to:

Entrance Hall

Radiator, door to lobby with stairs to first floor, door to bathroom, bedroom 2, lounge/diner & kitchen.

Lounge / Diner & Kitchen

21' 6" x 11' 6" max narrowing to 8' 11" (6.55m x 3.51m max narrowing to 2.72m)

KITCHEN AREA with a range of wall cupboards, ample work tops with cupboards and drawers below, fitted gas hob with oven and extractor fan, space for washing machine and dishwasher, fridge freezer, double glazed window.

LOUNGE/DINING AREA: laminate flooring, double glazed window, power points, tv point, radiator.

Bedroom 2

7' 1" x 10' 5" (2.16m x 3.17m)

Double glazed window, power points, radiator, laminate flooring.

Lobby

Stairs to upper floor, storage cupboard.

Bedroom 1

15' 10" max x 4' 11" max (4.83m max x 1.50m max)

Vaulted ceiling, 4 x windows, radiator, storage cupboards.

Exterior

Garage



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Highbourne Court Taverners Way, Hoddesdon

- Split Level Apartment
- Two Bedrooms
- Garage
- Spacious Kitchen/Diner
- 105 Year Lease
- Town Centre Location
- Ideal for First Time Buyers & Investors Alike
- Early Viewing Recommended

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 700.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2005. Should you require 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

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Property Ref:
HSD112418 - 0007

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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