



Pauls Court Pauls Lane, Hoddesdon EN11 8UJ

welcome to

Pauls Court Pauls Lane, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this unique ONE BEDROOM FIRST FLOOR APARTMENT, with ALLOCATED PARKING, in need of some modernisation, conveniently located within a short stroll to Hoddesdon's vibrant town centre. The apartment is being offered with SHARE OF THE FREEHOLD.



Accommodation Comprises

Main front door with intercom system, to communal entrance hall with stairs first floor.

The Apartment

Main front door leading to:

Open Plan Lounge / Kitchen

21' 2" x 13' max (6.45m x 3.96m max)

KITCHEN with wall cupboards, work surfaces, cupboards and drawers under. Space for cooker, fridge freezer and washing machine.

LOUNGE with window to front aspect, power points and TV point.

Lobby

Door to bedroom and bathroom.

Bedroom 1

14' 11" max x 8' 11" (4.55m max x 2.72m)

Window to rear aspect, power points, storage cupboard.

Bathroom

A panelled bath, low flush WC, sink unit, extractor fan.

Exterior

Communal gardens laid to lawn. ALLOCATED PARKING.



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Pauls Court Pauls Lane, Hoddesdon

- One Bedroom Apartment
- Share of the Freehold
- Bright & Airy Lounge/Dining Area
- Allocated Parking
- Convenient Location

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1620.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 198 years from 20 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£189,950



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112448 - 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.



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