



**Hillside, Hoddesdon EN11 8RW**

**welcome to**

## **Hillside, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this well presented ONE BEDROOM GROUND FLOOR MAISONETTE with PRIVATE BALCONY, located within this popular development easily accessible to local amenities. Being offered with NO ONWARD CHAIN.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Large storage cupboard, door to bedroom, lounge, diner and bathroom.

### **Bedroom**

12' x 11' 8" ( 3.66m x 3.56m )  
Window, electric panel heater, power points.

### **Bathroom**

Tiled panelled bath with wall mounted shower unit, low flush WC, sink unit with vanity below, tiled flooring and partly tiled wall, panel heater, large airing/storage cupboard.

### **Lounge / Dining Room**

16' 4" max x 12' 6" max ( 4.98m max x 3.81m max )  
Window and doors leading to private balcony, laminate flooring, panel heater, power points.

### **Kitchen**

6' 1" x 11' 1" ( 1.85m x 3.38m )  
A range of modern wall cupboards, ample work tops with cupboards and drawers under, fitted hob and extractor fan, plumbing for washing machine, space for fridge freezer, stainless steel sink unit, window.

### **Exterior**

Communal gardens with ample communal parking.

### **Agents Note**

Seller advises there is a yearly Estate Service Charge currently at £372.97.



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## Hillside, Hoddesdon

- One Bedroom Ground Floor Maisonette
- Open Plan Lounge/Dining Room
- Private Balcony
- Well Appointed Modern Kitchen
- Allocated Undercover Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1099.33

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1982.  
Should you require further information please contact the branch. Please Note additional fees  
could be incurred for items such as Leasehold packs.

guide price

**£200,000**



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Please note the marker reflects the  
postcode not the actual property



Property Ref:

HSD112465 - 0006

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.



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