



Clarence Lodge Taverners Way, Hoddesdon EN11 8TH

welcome to

Clarence Lodge Taverners Way, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this well presented TWO BEDROOM THIRD FLOOR APARTMENT with PRIVATE BALCONY, LIFT ACCESS located within this modern, gated development and only a short stroll to Hoddesdon town centre.



Accommodation Comprises

Main front door via intercom system, to carpeted communal hallways, stairs and lift access.

The Apartment

Main front door leading to:

Entrance Hall

Airing cupboard, storage cupboard. Doors to open plan lounge kitchen, two bedrooms and bathroom.

Lounge / Diner / Kitchen

23' 11" max x 11' 10" (7.29m max x 3.61m)

KITCHEN AREA with a range of modern wall cupboards, ample work tops with cupboards and drawers under, fitted hob, oven and extractor fan, space for fridge freezer, washing machine, sink unit, tiled flooring, partly tiled walls. Through to:

LOUNGE/DINING AREA with panel heater, TV point, power points, door and window to PRIVATE BALCONY.

Bedroom 1

14' max x 9' 2" (4.27m max x 2.79m)

Window, power points, panel heater. Door to:

En Suite Shower Room

Comprising a low flush WC, sink unit, fully tiled shower cubicle.

Bedroom 2

9' 3" max x 9' 5" (2.82m max x 2.87m)

Window, power points, panel heater.

Main Bathroom

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

Exterior

Allocated parking and further residents' parking spaces.



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Clarence Lodge Taverners Way, Hoddesdon

- Well Presented Third Floor Apartment
- Two Bedrooms
- Private Balcony
- En Shower Room & Bathroom
- Allocated Parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 3050.02

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.

offers in excess of **£265,000**



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112126](https://www.williamhbrown.co.uk/Property/HSD112126)



Property Ref:
HSD112126 - 0006

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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.



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