



Belvedere Court High Street, Hoddesdon EN11 8UX

welcome to

Belvedere Court High Street, Hoddesdon

William H Brown are pleased to offer for sale this charming one bedroom second floor retirement apartment in the sought after Belvedere Court, ideally positioned just off Hoddesdon High Street. This chain free property offers a peaceful and secure lifestyle tailored for residents aged 60 and over.



Accommodation Comprises

Main front door leading to:

Entrance Hall

Laminate flooring, large storage cupboard, door to bedroom, lounge and wet room.

Wet Room

Wall mounted shower unit, sink unit, low flush wc, heated towel rail.

Bedroom

14' max x 8' 9" (4.27m max x 2.67m)

Window to rear aspect, laminate flooring, power points, storage heater, wall light points, mirror fronted wardrobes.

Lounge

19' 7" x 10' 4" (5.97m x 3.15m)

Laminate flooring, power points, tv point, electric panel heater, window to rear aspect, wall light points. Archway through to:

Kitchen

5' 5" x 7' 5" (1.65m x 2.26m)

Wall cupboards with work surfaces, cupboards and drawers under, sink unit, space for cooker, space for fridge freezer, extractor fan.

Exterior

Communal gardens



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Belvedere Court High Street, Hoddesdon

- One Bedroom CHAN FREE Second Floor Apartment
- On Site Manager
- Communal Facilities
- Wet Room
- Spacious Lounge
- Bedroom with Fitted Wardrobes
- Easy Access to Amenties
- Excellent Transport Links

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 2174.71 Ground Rent: 596.86

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112205 - 0002

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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