



Hillside, Hoddesdon EN11 8RW

welcome to

Hillside, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious ONE BEDROOM GROUND FLOOR MAISONETTE with PRIVATE FRONT DOOR, BALCONY and ALLOCATED PARKING, in good condition throughout located within this popular development. An early viewing is highly recommended.



Accommodation Comprises

Main private front door leading to:

Entrance Hall

Laminate flooring, storage cupboard, door to lounge, bedroom and bathroom.

Lounge / Diner

15' 10" max x 12' 6" max (4.83m max x 3.81m max)

Window and door leading to PRIVATE BALCONY, laminate flooring, power points and USB points, TV point, panel heater.

Kitchen

11' 1" max x 6' 1" (3.38m max x 1.85m)

With a range of wall units, ample work surfaces with cupboards and drawers under. Fitted hob, oven and extractor fan, space for fridge freezer, washing machine and sink unit. Window.

Bedroom

11' 8" max x 11' 9" (3.56m max x 3.58m)

Window, panel heater, power points and USB points.

Bathroom

Comprising of a panelled bath, wall mounted shower unit and shower screen, low flush wc, sink unit with vanity below, spot lights to ceiling.

Exterior

ALLOCATED PARKING



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Hillside, Hoddesdon

- Lease in Excess of 900 Years
- Private Front Door & Balcony
- Allocated Undercover Parking
- Ground Floor
- Popular Development
- Within Proximity off Hoddesdon Town Centre
- Ideal Investment

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1845.24

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.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112569 - 0005

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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