



High Street, Hoddesdon EN11 8ET

welcome to

High Street, Hoddesdon

WILLIAM H BROWN are happy to offer for purchase this unique and modern TWO BEDROOM FIRST FLOOR PERIOD CONVERSION APARTMENT ideally situated in the heart of Hoddesdon's vibrant town centre. The apartment showcases a beautiful feature fireplace in both bedrooms and being offered with NO CHAIN.



Accommodation Comprises

Main front door leading to:

Communal Hallways

The Apartment

Main front door to:

Entrance Hall

Oak flooring, feature column radiator, spot lights, loft access. Door to utility area, bathroom, open plan kitchen/lounge and two bedrooms.

Bedroom 1

2 x sash windows to rear aspect, feature cast iron fireplace, power points, tv point, vertical radiator.

Bedroom 2

Feature cast iron fireplace, part vaulted ceiling with velux window, spotlights, power points.

Bathroom

A panelled bath with shower attachment, wall mounted wc, sink unit with vanity below, tiled walls, tiled flooring, vaulted ceiling with velux window, spot lights, mirror units.

Utility Room

Boiler, plumbing for washing machine, storage.

Open Plan Kitchen / Lounge

KITCHEN AREA with a range of modern wall cupboards, display units, ample work surfaces, gas hob with oven, fitted sink unit, dishwasher, under unit fridge freezer, power points, tiled walls, oak flooring, vaulted ceiling, window to side aspect, 2 x vertical radiators, doors leading to a private court yard.

Terrace

With spot lights and raised flower borders (would make an ideal seating area).

Agents Note

Agents Note; The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. Lease details and associated costs are subject to confirmation by your conveyancer. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



view this property online williamhbrown.co.uk/Property/HSD112693



welcome to

High Street, Hoddesdon

- Beautiful Exposed Beams and Original Features
- Spacious Open Plan Living/Dining Area
- Modern Fitted Kitchen & Bathroom
- Town Centre Location
- Within Reach to Rye House Station and Local Amenities

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 22 Jun 2018. 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

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112693 - 0003

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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