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**CHAMBERS VIEW,
HODDESDON, HERTFORDSHIRE, EN11 8BN.**



Forming part of this highly sought-after Scandinavian style development of just twelve unique apartments this surprising spacious and well-presented two double bedroom property is located on the first floor, and features include a vaulted ceiling in the sitting/dining room, a separate kitchen/breakfast room together with the bonus of a generous sized boarded private attic storage space. The parking is allocated, and the surrounding communal grounds are well secluded and maintained to a high standard.

Chambers View is conveniently located, within a few minutes walk of all the amenities that the busy market town of Hoddesdon has to offer. Transport links by both road and rail are easily accessible, with a choice of British Rail Stations both serving London and Cambridge.

For those purchasers seeking a luxury apartment with the best of both worlds close to a town centre, parklands and countryside an early viewing is strongly recommended.

SUMMARY OF ACCOMMODATION

GOOD SIZE RECEPTION HALL WITH ACCESS TO ATTIC STORAGE

SPACIOUS SITTING/DINING ROOM WITH VAULTED CEILING

TWO DOUBLE BEDROOMS

GAS FIRED CENTRAL HEATING

DOUBLE GLAZED WINDOWS

SUMMARY OF ACCOMMODATION CONTINUED

SPACIOUS SEPARATE KITCHEN

LARGE QUALITY FITTED BATHROOM

WELL MAINTAINED COMMUNAL GROUNDS

PRIVATE ALOCATED PARKING WITH ADDITIONAL VISITOR PARKING

Double-glazed entrance door with adjacent entry phone security system affords access to the:

COMMUNAL ENTRANCE HALL *Courtesy lighting and staircase leading to all floors.*

FIRST FLOOR LANDING *Double glazed windows to front and rear. Solid timber white painted door with chrome furniture affords access to:*

The Apartment

GOOD SIZED RECEPTION HALL *Wall mounted entry phone system, radiator and gas central heating thermostat control, convenient cloaks hanging space. Access via retractable ladder to the boarded loft with light connected. Light oak doors lead to the principal bedroom, second bedroom, sitting room and bathroom with a further door to a built-in storage cupboard with wooden flooring, housing the electricity fuse box.*

SITTING/ DINING ROOM *15'7 x 12'7 With feature vaulted ceiling and large window overlooking the secluded communal grounds. Spotlighting, radiators and media connections. Solid light oak door leading to the:*



SEPARATE KITCHEN/BREAKFAST ROOM *9'4 x 8'5 Window with front aspect overlooking the grounds. Tiled in quality wall and floor ceramics to complement the range of fitted wall and base units with ample illuminated working surfaces over, incorporating a stainless steel one and half bowl single drainer sink unit with mixer tap and cupboards below. Zanussi four ring hob with stainless steel extractor hood above, fitted Hotpoint oven and grill below. The integrated appliances include a Zanussi fridge/freezer and washing machine with Bosch dishwasher and built in Bosch microwave oven. Vaillant gas central heating boiler and spotlighting.*

PRINCIPAL BEDROOM *12'8 x 11'10 Large window with delightful views over the communal grounds below. Quality wooden bespoke fitted wardrobes to one wall, with radiator and spotlighting.*



SECOND BEDROOM 9'1 x 8'5 Currently used as a dining room. Window with front aspect, radiator and spotlighting.



SURPRISINGLY SPACIOUS BATHROOM 8'5 x 6'5 Opaque glazed window. Tiled in quality wall and floor ceramics to complement a white suite comprising panelled bath with mixer tap and shower attachment with folding shower screen. Floating wash hand basin with mixer tap and low flush w.c. with concealed cistern. Large mirror to one wall with light above and wide shelf below. Chrome heated towel rail, spotlighting and extractor fan.



EXTERIOR

The apartments are surrounded by meticulously maintained communal grounds. Allocated single parking space and additional visitor parking.

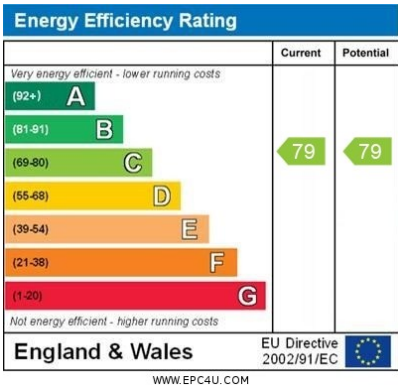


COUNCIL TAX BAND. C.

PRICE: £300,000. LEASEHOLD

(Approximately 111 Years Remaining)

Energy Performance Graph

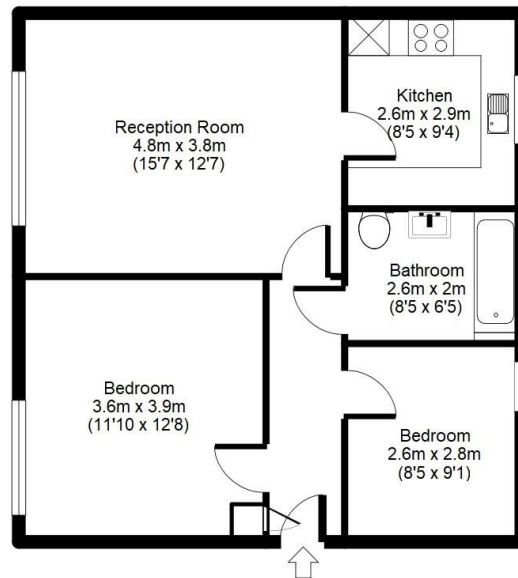


The full Energy Performance Certificate can be viewed at our office, or a copy can be requested via email

Floor Plans

These drawings are not to scale and should be used for observational purposes only

APPROX GROSS INTERNAL FLOOR AREA: 610 sq. ft / 57 sq. m



Redress Scheme: - The Property Ombudsman - www.tpos.co.uk



VIEWING: By appointment with **Owners Agents** -
please contact: **JEAN HENNIGHAN PROPERTIES** - telephone 01992 445055

Important Note One: To conform with the new E.C. Money Laundering Directive, purchasers are now required to provide photographic identification in the form of a passport, or driver's license together with a copy of a recent utility bill. We would recommend that prospective purchasers have these documents available to save any delay, when a sale is agreed.

Important Note Two: These sales particulars have been prepared by Jean Hennighan Properties upon the instructions of the vendor(s) and do not constitute any part of a contract. Services, fittings and equipment referred to within have not been tested (unless otherwise stated) and no warranties can be given. All measurements are approximate and are for descriptive purposes only. Accordingly, the prospective purchaser(s) must make their own enquiries regarding such matters. Det2708

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