



Moye Close, EN11 8FT  
Hoddesdon





Kings  
GROUP

# Moye Close, EN11 8FT

Kings Group are delighted to offer this RARE TO MARKET, CHAIN FREE TWO BEDROOM APARTMENT FOR SALE in one of the areas most sought after new developments !.

This beautiful and immaculate property is an ideal purchase for any buyer looking for a stress free and ready to move into home that also benefits from offering everything a new homes needs for day to day life and for future growth. One of the huge advantages this property offers is the close proximity to some of the areas most popular and sought after schools including Sheredes Primary School (0.77 miles), Roselands Primary School (0.8 miles), Rye Park Nursery School (1.19 miles) and many more all just a short drive away, making this ideal for young families looking for a close and easy commute to highly rated schools. Bidwell Court is also close to transport link with the A10 being accessible in under 5 minutes you have the easy commute into London and the surrounding areas, for those who need public transport links you benefit from being close to both Broxbourne and Rye House train stations. Local shops and amenities are also close by with Hoddesdons Town Centre being just 0.5 miles away there is a wide range of supermarkets, banks, restaurants, gyms and other high street shops to choose from, additionally to the town centre Brookfield Shopping Centre is a short drive away again offering a wide range of retail and food shops to go to.

The property comprises of a large and spacious open plan lounge/diner and kitchen which has three windows at both side and rear allowing natural light to keep the room warm and bright, large master bedroom, larger then average second bedroom and a beautiful family bathroom. The property also has a large storage cupboard, loft storage, security entry phone system, ALLOCATED PARKING FOR 2 CARS and plenty of spaces for visitors parking. With this property only being 2 years old a new owner will benefit from the low running costs and a still in date NHBC certificate.

## Offers In Excess Of £300,000



- TWO BEDROOM TOP FLOOR APARTMENT
- IMMACULATE CONDITION
- 123 YEAR LEASE
- LOW RUNNING COSTS
- CLOSE TO BOTH BROXBOURNE AND RYE HOUSE STATION

- FIRST OPPURTUNITY TO BUY SINCE SOLD FROM NEW
- ALLOCATED PARKING FOR 2 CARS
- NHBC CERTIFICATE
- BRIGHT AND SPACIOUS THROUGHOUT
- CLOSE TO LOCAL SHOPS AND AMENEITES

**Lounge / Diner 27 x 12'4 (8.23m x 3.76m)**

UPVC double glazed windows to side and rear, laminate flooring, double radiator, power and TV points.

**Kitchen**

UPVC double glazed window to side, laminate flooring, spotlights, power points with USB ports, fully fitted kitchen including integrated fridge/freezer, electric cooker, gas hob, washing machine and dishwasher, chimney style extractor fan, sink and drainer unit.

**Bedroom One 15'4 x 9 (4.67m x 2.74m)**

UPVC double glazed window to side, carpeted, single radiator, power points.

**Bedroom Two 15'4 x 7 (4.67m x 2.13m)**

UPVC double glazed window to side, carpeted, single radiator, power points.

**Bathroom 7'8 x 7'2 (2.34m x 2.18m)**

UPVC double glazed opaque window to side, tiled floor and part tiled walls, single radiator, extractor fan, panel enclosed bath with fitted shower attachment, pedestal hand wash basin, low level WC, shaver points.







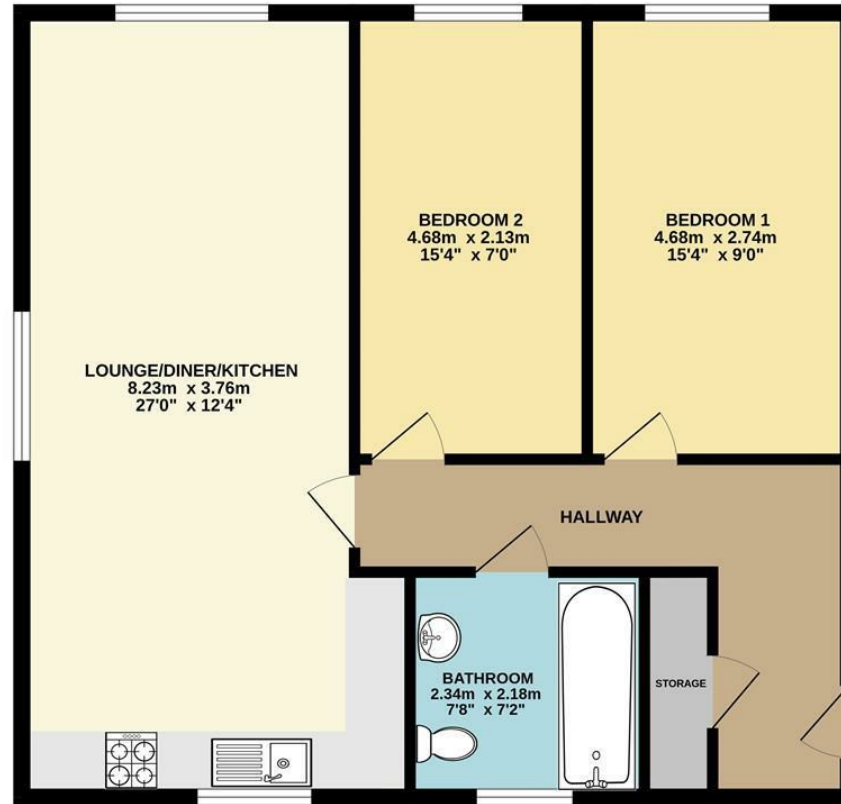
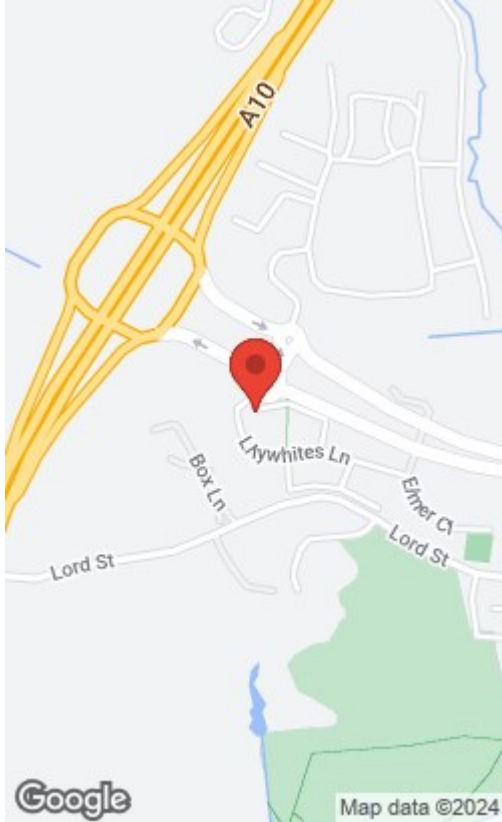


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	83	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR  
64.0 sq.m. (689 sq.ft.) approx.



TOTAL FLOOR AREA : 64.0 sq.m. (689 sq.ft.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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