



44 Clarence Lodge, Taverners Way

Hoddesdon EN11 8TH

Price £255,000



KIRBY COLLETTI are pleased to offer this spacious two-bedroom apartment, situated on the fourth floor of this popular modern development, with lift access to all floors.

Ideally located within easy walking distance of Hoddesdon Town Centre, the property is perfectly placed for a wide range of shops, restaurants, cafés, bus services and local amenities. Broxbourne Railway Station is also nearby, providing direct rail links into London Liverpool Street.

The accommodation comprises a bright open-plan living room/kitchen with Juliette balcony, principal bedroom with en suite shower room, further double bedroom and family bathroom.

The property further benefits from a secure entry system and gated residents' parking, making this an ideal opportunity for first-time buyers, downsizers or investors alike. An early viewing is highly recommended.



Accommodation

Communal front door via security entry system to communal entrance hall with stairs and lift to all floors. Front door to:

Entrance Hall

Wall mounted entry phone. Storage cupboard. Airing Cupboard housing RM cylinder (approximately 4 years old). Coved ceiling. Laminate flooring. Wall mounted electric radiator. Door to:

Open Plan Kitchen/Living Room

23'2" x 11'10" (7.06m x 3.61m)

Rear aspect uPVC double glazed window with Juliette Balcony. Wall mounted electric radiator. Coved ceiling. Laminate flooring.

KITCHEN AREA:

Range of white wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Recessed spotlights. Tiled floor.

Bedroom One

12'2" x 9'10" (3.71m x 3.00m)

Rear aspect uPVC double glazed window. Coved ceiling. Laminate floor. Door to:

En Suite Shower Room

5'1" x 4'4" (1.55m x 1.32m)

Fully tiled shower cubicle. Low level W.C with wash hand basin over. Heated towel rail. Extractor fan. Recessed spotlights. Tiled floor.

Bedroom Two

8'11" x 7'8" (2.72m x 2.34m)

Rear aspect uPVC double glazed window. Wall mounted electric radiator.

Family Bathroom

6'11" x 5'8" (2.11m x 1.73m)

White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Wash hand basin. Extractor fan. Heated towel rail. Tiled floor.

Exterior

Gated allocated parking.

Agents Note

Lease: 155 years from 29/06/2006 , Approx.133 Remaining.

Service Charge: £2,609.48 Per Annum.

Ground Rent: £250.00 Per Annum.

Road Map



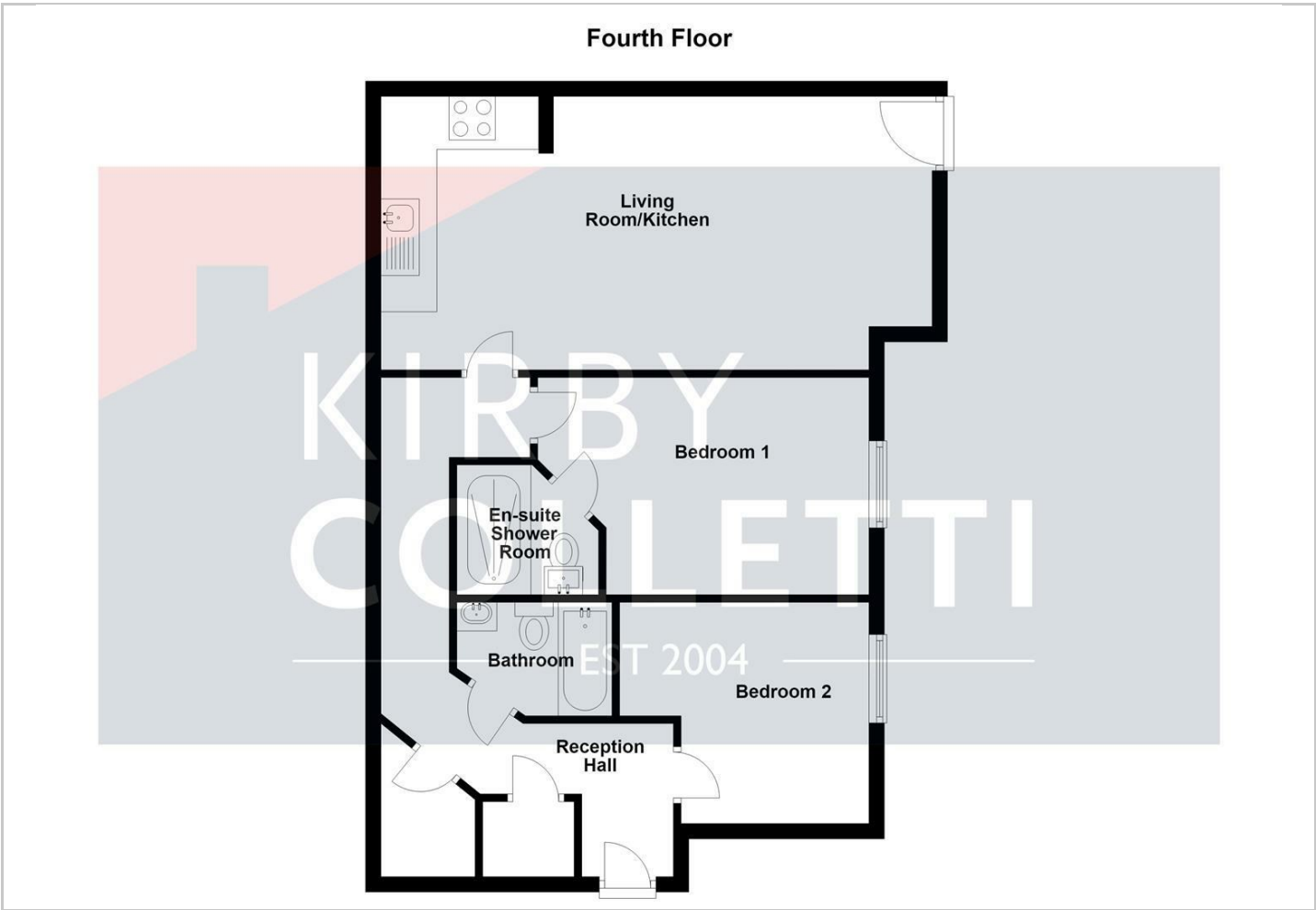
Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

