



Rye Court Cranborne Road, Hoddesdon EN11 0FE

welcome to

Rye Court Cranborne Road, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this ONE BEDROOM GROUND FLOOR APARTMENT located within a small block, benefitting from having direct access to communal gardens, ALLOCATED PARKING and within a secure gated entrance. NO UPWARD CHAIN.



Accommodation Comprises

The Apartment

Main front door leading to:

Entrance Hall

Door to lounge/kitchen, bedroom and bathroom.

Lounge / Kitchen

KITCHEN AREA with a range of wall cupboards, ample work tops with cupboards and drawers below. Gas hob, oven and extractor fan, integrated fridge freezer, washing machine. Sink unit, double glazed window, laminate flooring. Through to:

LOUNGE AREA with double doors leading to communal grounds, laminate flooring, power points, TV point and radiator.

Bedroom 1

Double glazed window, power points, radiator.

Bathroom

Comprising a panelled bath, shower attachment, sink unit with vanity below, low flush WC, tiled, towel rail, double glazed window.

Exterior

ALLOCATED PARKING and communal gardens laid to lawn.



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Rye Court Cranborne Road, Hoddesdon

- One Bedroom Ground Floor Apartment
- Well Presented Throughout
- Gated Entrance
- Direct Access to Communal Gardens
- Allocated Parking
- Chain Free
- Walking Distance to Rye House Station
- Ideal for First Time Buyers & Investors Alike

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1300.00 Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 10 Jul 2008. 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:
HSD112923 - 0004

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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk