



Waterfall Close, Hoddesdon EN11 9JX

welcome to

Waterfall Close, Hoddesdon

WILLIAM H BROWN are pleased to offer to market this well-appointed TWO BEDROOM GROUND FLOOR apartment, featuring an en-suite shower room to the master bedroom, a generous family bathroom, and a spacious open-plan lounge with a modern kitchen/diner. The property further benefits from allocated



Accommodation Comprises

Main communal front door via intercom system leading to communal carpeted entrance hall.

The Apartment

Main front door to:

Entrance Hall

Airing cupboard, laminate flooring, panel heater, intercom system. Doors to bathroom, door to open plan kitchen/lounge/diner.

Kitchen Area

With modern wall and base units with work surfaces, fitted washing machine, dishwasher, fridge freezer, built in hob and extractor fan. Sink unit, laminate flooring, window.

Lounge / Dining Area

Window, low voltage lighting, panel heater, power points, tv point.

Bedroom 1

Window, power points, panel heater. Built in wardrobes.

En Suite Shower Room

Fully tiled shower cubicle, sink unit with vanity below, low flush WC, towel rail, extractor fan.

Bedroom 2

Window, power points, panel heater, built in wardrobes.

Bathroom

A panel enclosed bath, sink unit, low flush WC, tiled walls.

Exterior

Allocated parking space. Communal gardens and bin store cupboard. Further visitors parking.



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Waterfall Close, Hoddesdon

- Two Bedroom Ground Floor Apartment
- Spacious Open Plan Lounge/Diner & Modern Kitchen
- Luxury En Suite & Main Bathroom
- Allocated Parking
- Beautifully Presented Throughout

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 2300.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2006. 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:
HSD112814 - 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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