



Esdaile Hall Esdaile Lane, Hoddesdon EN11 8FD

welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this well-presented first-floor retirement apartment which offers a peaceful and secure environment for those aged 55 and over. The property benefits from a bright and spacious layout, designed for comfortable living and ease of access.



Accommodation Comprises

Main communal front door to:

Entrance Hall

To Lobby. Communal lounges with stairs and lift providing access to all floors.

The Apartment

Main front door leading to:

Entrance Hall

Storage cupboard, door to bathroom/shower room, two bedrooms and lounge.

Lounge

13' max x 13' max (3.96m max x 3.96m max)

2 x windows, radiator, power points,

Kitchen

10' 5" x 6' 3" (3.17m x 1.91m)

With a range of wall cupboards, ample work surfaces with cupboards and drawers under. Built in double oven, integrated fridge freezer, stainless steel sink unit, electric hob with oven under, coving to ceiling.

Bathroom / Shower Room

Comprising of a shower cubicle, a panelled bath, low level flush WC, sink unit, towel rail, extractor fan.

Bedroom 1

12' max x 10' 2" max (3.66m max x 3.10m max)

Window to front aspect, radiator, power points, built in wardrobes, doors to juliet balcony.

Bedroom 2

15' 8" max x 8' 6" max (4.78m max x 2.59m max)

Window, radiator, power points, coving to ceiling.

Exterior

Parking on request.

Agents Note

Please be aware that the information we have about this property is limited. If there is any point which is of particular importance to you, please contact the branch and we will endeavour to check for you, especially if you are contemplating travelling some distance to view the property.



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welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

- Two Bedroom First Floor Retirement Apartment
- Spacious Throughout
- Fitted Kitchen/Dining Area
- Communal Lounge, Gardens & Lift Access
- Within walking distance to High Street & Town Centre

Tenure: Leasehold EPC Rating: B

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 299 years from 01 Jul 2007.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

£235,000



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Property Ref:
HSD112669 - 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.



Please note the marker reflects the
postcode not the actual property

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