



Bidwell Court Moye Close, Hoddesdon EN11 8FT

welcome to

Bidwell Court Moye Close, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this impeccable, high specification two bedroom second floor apartment located within this modern and sought after development of Bidwell Court Hoddesdon, The apartment benefits from TWO ALLOCATED PARKING SPACES.



Accommodation Comprises

Lounge / Kitchen / Diner

LOUNGE AREA with bay window to rear aspect.

KITCHEN/DINER with window to front aspect, wall and base units with work surfaces and cupboards under, built in hob with extractor fan, Space for dining table and chairs. radiator.

Bedroom 1

Bay window to rear aspect, built in wardrobe cupboards to one corner.

En Suite Shower Room

Double walk in shower cubicle, pedestal wash basin, low level flush WC.

Bedroom 2

Window to rear aspect.

Bathroom

Comprising a panel enclosed bath, low level flush WC, pedestal wash basin, part tiled walls, window to front aspect.

Exterior

Two allocated parking spaces.

Agents Note

Rent charge is included in service charge. We are advised that there are ongoing works in relation to the development facing the property. We ask that you make enquiries and satisfy yourself as to the extent of the development.



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welcome to

Bidwell Court Moye Close, Hoddesdon

- Two Bedroom Second Floor Apartment
- High Specification Interior
- En Suite Shower Room
- Gas Central Heating
- New Development
- Easy Access to Town Centre
- Investment Opportunity

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 2103.84

Ground Rent: Ask Agent This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 2021. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£317,500



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112842 - 0005

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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