



**35 Barclay Court Park View, HODDESDON EN11 8PY**

**welcome to**

**35 Barclay Court Park View, HODDESDON**

WILLIAM H BROWN are pleased to offer for sale this bright and spacious 2 DOUBLE BEDROOM UPPER FLOOR APARTMENT being offered with a SHARED FREEHOLD, situated within this sought after location with stunning views over recreational grounds. an internal viewing is highly recommended.



### **Accommodation Comprises**

Main front door via intercom system.

### **Communal Entrance Hall**

Stairs to all floors.

### **The Apartment Main Front Door Entrance Hall**

Laminate flooring, door to kitchen, door to lounge/diner.

### **Kitchen**

A range of wall and base units with work surfaces, cupboards and drawers under, space for cooker, washing machine, fridge freezer, window to front aspect, wall mounted boiler.

### **Lounge / Diner**

Window to rear aspect, power points, radiator, laminate flooring. Double doors leading to:

### **Inner Lobby**

Storage cupboard, doors to bedrooms and bathroom.

### **Bedroom 1**

Window to rear aspect, power points, built in wardrobes.

### **Bedroom 2**

Window to front aspect, power points, radiator.

### **Bathroom**

Comprising a panelled bath, low flush wc, sink unit with vanity below, radiator, window to front aspect.

### **Exterior**

Well kept communal gardens, communal parking, bin store cupboards, drying area.

### **Agents Note**

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyancer and seek confirmation of lending ability before proceeding.



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## 35 Barclay Court Park View, HODDESDON

- Two double bedroom upper floor apartment with Shared Freehold
- Spacious open plan lounge/diner
- Well appointed kitchen
- Family bathroom
- Well kept communal gardens
- Walking distance to Barclay Park & town centre
- Close to amenities, shops, schools and transport links
- Well maintained development

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1680.00 Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £262,500



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112929 - 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.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**