



Chaucer Court Chaucer Way, Hoddesdon EN11 9QW



welcome to

Chaucer Court Chaucer Way, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this spacious TWO BEDROOM GROUND FLOOR MAISONETTE with direct access to communal gardens and situated within walking distance of local shops, schools, green spaces and excellent transport links. Being offered CHAIN FREE!



Accommodation Comprising

Main front door leading to:

Entrance Hall

Door to lounge, kitchen, panel heater, two bedrooms and bathroom.

Lounge

Window and door leading to garden, power points, panel heater.

Bedroom 1

Window, power points.

Bedroom 2

Window, power points.

Kitchen

Fitted with wall and base units with work surfaces, cooker, sink unit, plumbing for washing machine, window.

Shower Room

With shower cubicle, sink unit, low flush wc ,window.

Exterior

Communal gardens and communal parking spaces.

Agents Note

The term of the lease 99 years from 25th March 1973 which means there are currently 46 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries.



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Chaucer Court Chaucer Way, Hoddesdon

- Spacious two bedroom ground floor maisonette
- Direct access to communal gardens
- Well proportioned accommodation throughout
- Conveniently located within walking distance to local shops
- Close to schools and green open spaces
- Excellent transport links nearby
- Ideal for first time buyers, downsizers or investors
- Offered chain free

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 1500.00

Ground Rent: 30.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 1973. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price **£175,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112803 - 0006

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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