



Waterfall Close, HODDESDON EN11 9JX

welcome to

Waterfall Close, HODDESDON

WILLIAM H BROWN are pleased to offer for sale this TWO BEDROOM FIRST FLOOR LUXURY APARTMENT featuring OPEN PLAN LIVING and benefiting from an EN SUITE SHOWER ROOM and ALLOCATED PARKING, ideally located within this modern development. An early viewing is strongly recommended.



Accommodation Comprises

Main communal front door via intercom system, leading to well maintained communal hallways.

The Apartment

Main front door leading to:

Spacious Entrance Hall

Storage cupboard, doors to two bedrooms, bathroom, open plan lounge/kitchen/diner.

Open Plan Lounge/Kitchen/Diner

KITCHEN/DINING AREA with a range of modern wall cupboards, ample work surfaces, integrated appliances, sink unit, hob, oven and extractor fan. Mounted seating area, double glazed window.

LOUNGE AREA: double glazed window, tv point, power points, electric heater.

Bedroom 1

Double glazed windows, panel heater, tv point, power points. Door to :

En Suite Shower Room

Comprising of a shower cubicle, low flush wc, sink unit.

Bedroom 2

Double glazed windows, power points, panel heater.

Bathroom

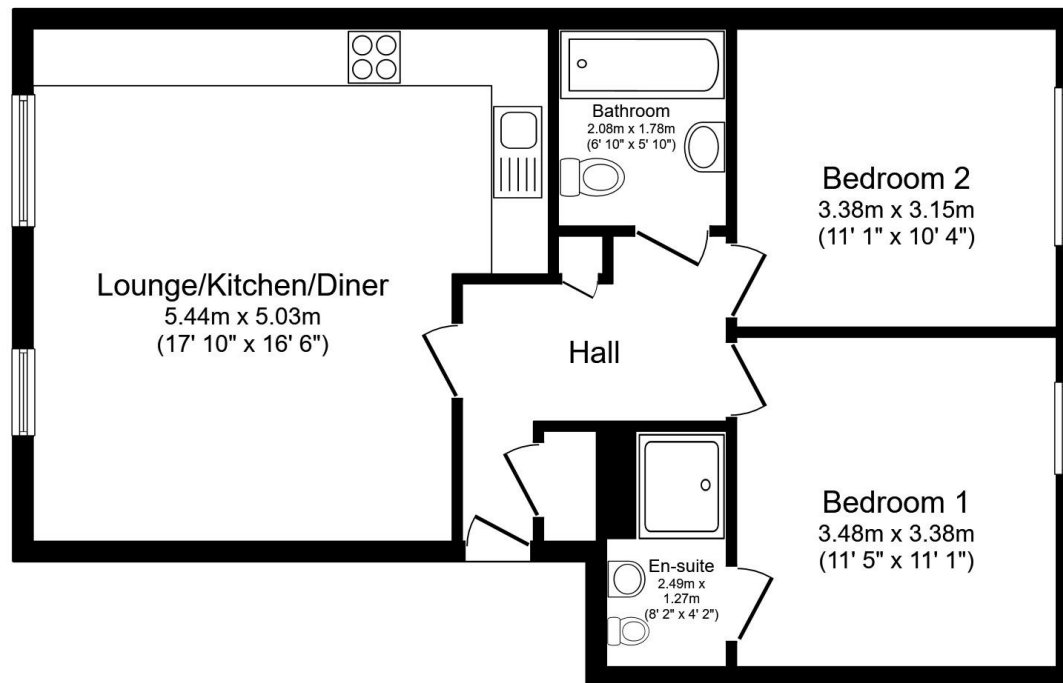
Comprising of a panelled bath, sink unit, extractor fan, partly tiled walls.

Exterior

Allocated parking and visitors parking spaces. Communal gardens.

Agents Note

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.



Total floor area 64.6 m² (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Waterfall Close, HODDESDON

- Two bedroom first floor luxury apartment
- Spacious open plan living accommodation
- Principal bedroom with en suite shower room
- Contemporary kitchen and living area
- Family bathroom
- Allocated parking space
- Close to local amenities and transport links
- Ideal first time purchase or investment opportunity

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 2160.00

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.

£265,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD113056 - 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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