



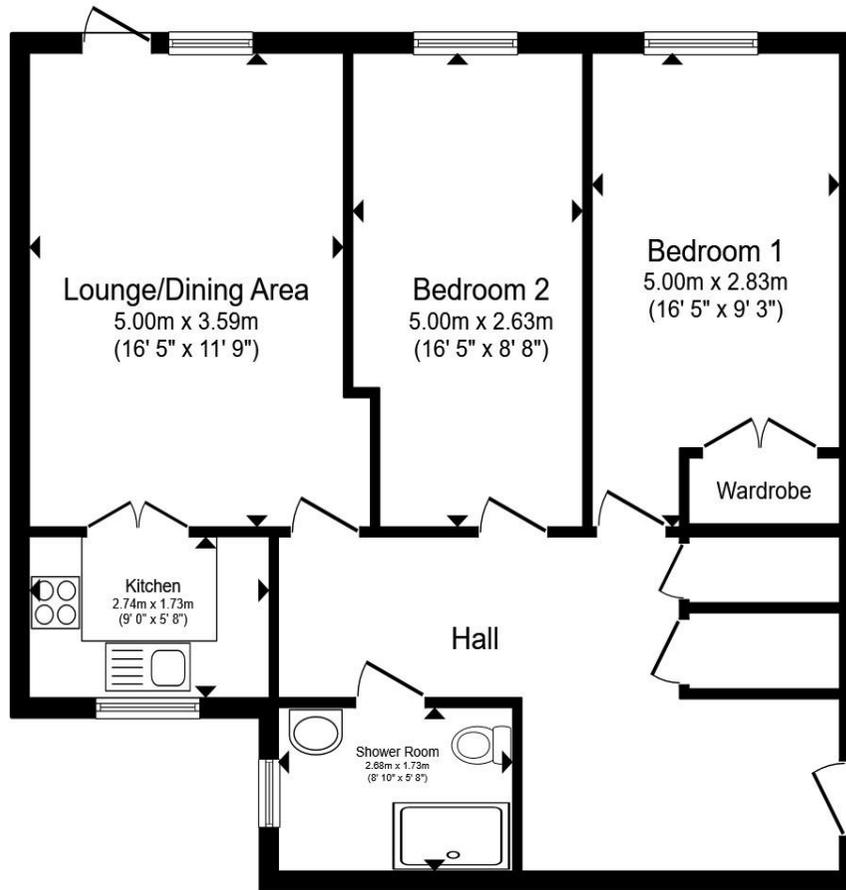
Benstede Court Brocket Road, Hoddesdon EN11 8NX

welcome to

Benstede Court Brocket Road, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious TWO DOUBLE BEDROOM RETIREMENT APARTMENT, with access to communal gardens, located within Hoddesdon's vibrant town centre and its many local amenities and excellent transport links. Being offered with NO CHAIN.





Ground Floor

Total floor area 74.6 m² (803 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



Accommodation Comprises

The Apartment

Entrance Hall

Lounge / Dining Area

Kitchen

Bedroom 1

Bedroom 2

Shower Room

Communal Laundry Room

Guest Suite

Exterior

Agents Note

Agents Note: The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

welcome to

Benstede Court Brocket Road, Hoddesdon

- No Chain
- Two Double Bedrooms
- Ground Floor Retirement Apartment
- Access to Communal Gardens
- Town Centre Location
- Good Transport Links
- Within Reach of Town Centre
- Communal Lounge

Tenure: Leasehold EPC Rating: C Council Tax Band: D Service Charge: 4800.00

Ground Rent: 460.00

This is a Leasehold property with details as follows; Term of Lease 125 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.

offers in excess of **£350,000**



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112714



Property Ref:
HSD112714 - 0007

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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