



Plomer Avenue, Hoddesdon EN11 9FR

welcome to

Plomer Avenue, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious TWO BEDROOM FIRST FLOOR APARTMENT within a block of two, positioned within this modern development to the northwest of Hoddesdon town centre and its many shopping and recreational amenities.



Accommodation Comprises

Main front door leading to COMMUNAL ENTRANCE HALL with stairs to two apartments.

Main Apartment

With main front door leading to:

Entrance Hall

Door to:

Lounge / Dining Room

18' 10" max x 13' 11" (5.74m max x 4.24m)
Feature box window and further window, power points, TV point, laminate flooring. Door to:

Kitchen

9' x 7' 10" (2.74m x 2.39m)
Wall and base units with ample work tops, fitted hob, oven and extractor fan, integrated fridge freezer, washing machine, sink unit, tiled walls.

Bedroom 1

10' 7" x 9' (3.23m x 2.74m)
Window, power points, laminate flooring.

Bedroom 2

10' 3" x 7' (3.12m x 2.13m)
Window, laminate flooring, power points. Panel heater.

Bathroom

A panelled bath, sink unit, low flush WC, extractor fan.

Exterior

Communal gardens and parking areas. Storage and bin store cupboards.

Agents Note

Agents Note: The sellers has advised that the lease will be extended upon completion. Contact agents for further information.



Total floor area 60.2 m² (648 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.focalagent.com



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welcome to

Plomer Avenue, Hoddesdon

- Two Bedroom First Floor Apartment
- Lounge/Dining Room
- Well Equipped Kitchen
- Bathroom
- Modern Development
- Walking Distance to Local Amenities
- Ideal Investment Opportunity

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 150.00 Ground Rent: 85.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£245,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112780 - 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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