



**Gilliflower House Yewlands, HODDESDON EN11 8DT**

**welcome to**

**Gilliflower House Yewlands, HODDESDON**

WILLIAM H BROWN are delighted to offer for sale this UNIQUE THREE BEDROOM TOP FLOOR APARTMENT located within the highly desirable Yewlands development, only moments away from both Hoddesdon town centre and Broxbourne High Street & railway station. Benefits include ALLOCATED PARKING and NO CHAIN.



## Accommodation Comprises

Main communal front door via intercom system. Stairs to all floors.

## The Apartment

Main front door to:

## Entrance Hall

Radiator, power points, loft access. Doors to three bedrooms, bathroom and lounge/dining room.

## Lounge / Dining Room

A generous sized lounge/dining room with vaulted ceiling and 3 x skylight windows, radiator, power points,

## Kitchen

A range of modern wall cupboards, work surfaces with cupboards and drawers under, wall mounted boiler, gas hob, oven and extractor fan, washing machine, space for fridge freezer, vaulted ceiling, skylight window.

## Bedroom 1

Vaulted ceiling, skylight window, built in wardrobes.

## Bedroom 2

Vaulted ceiling, skylight window, built in wardrobes.

## Bedroom 3

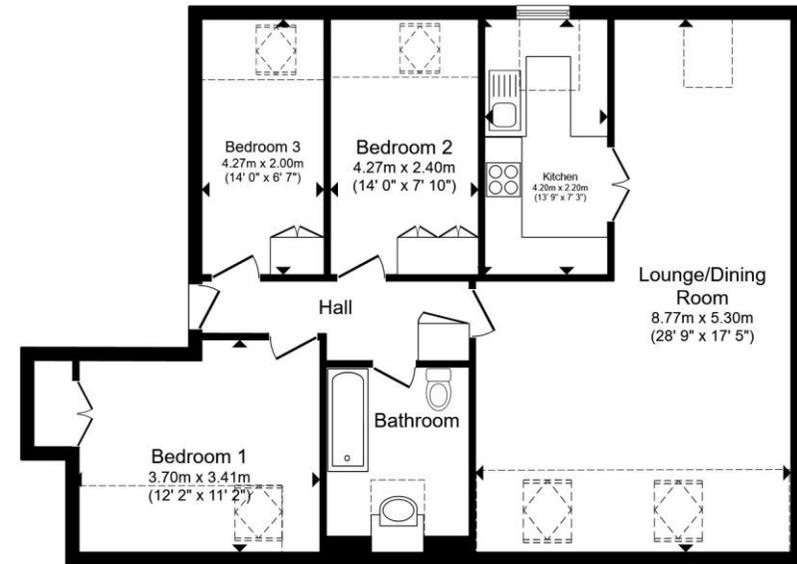
Vaulted ceiling, skylight window, built in wardrobes.

## Bathroom

A panelled bath, sink unit with vanity below, low flush WC, vaulted ceiling, skylight window.

## Exterior

Allocated parking space and communal gardens.



Floor Plan

Total floor area 88.4 m<sup>2</sup> (952 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](http://www.propertybox.io)



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welcome to

## Gilliflower House Yewlands, HODDESDON

- Unique Three Bedroom Top Floor Apartment
- Desirable Location
- Allocated Parking & Visitors Parking
- Vaulted Ceilings & Skylight Windows
- Gas Central Heating
- Walking Distance to Town Centre & Broxbourne Station
- Chain Free
- Immaculately Presented Communal Gardens

Tenure: Leasehold EPC Rating: Awaited Council Tax Band: D Service Charge: 1300.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 164 years from 24 Jun 2010. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112790 - 0006

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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](http://williamhbrown.co.uk)**