



**Paddick Close, Hoddesdon EN11 8RS**



**welcome to**

**Paddick Close, Hoddesdon**

WILLIAM H BROWN are pleased to introduce to the market this well presented ONE DOUBLE BEDROOM apartment nestled in this convenient residential location. The apartment offers a good sized double bedroom, a bright and flexible living room and separate kitchen. An early viewing is highly recommended.



## **Accommodation Comprises**

Main front door leading to:

### **Entrance Hall**

Stairs to all floors.

### **The Apartment**

Main front door leading to:

### **Spacious Entrance Hall**

Storage cupboards, door to study, kitchen, bedroom, luxury bathroom and lounge.

### **Study**

Light and power connected.

### **Bathroom**

Comprising of a panelled bath with shower attachment, heated towel rail, low flush wc, sink unit with vanity below, window.

### **Bedroom**

Two windows, radiator, power points, laminate flooring,

### **Living Room**

Feature box bay window, additional window to side aspect, laminate flooring, power points, radiator, feature wall panelling.

### **Kitchen**

Fitted with modern wall units with work surfaces, sink unit, fitted hob and extractor fan, boiler, plumbing for washing machine, space for fridge freezer, radiator, laminate flooring, window.

### **Exterior**

Communal gardens and parking areas.



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## Paddick Close, Hoddesdon

- One Double Bedroom Apartment
- Living Room with Natural Light
- Well Appointed Kitchen
- Modern Bathroom Suite & Study
- Gas Central Heating & Double Glazed Windows
- Convenient Location for Transport & Local Services
- Ideal for First Time Buyers & Investors Alike

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 967.90

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Feb 2003. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £215,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HSD112772 - 0004

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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



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)