



Paddick Close, Hoddesdon EN11 8RS

william
h brown

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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welcome to

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

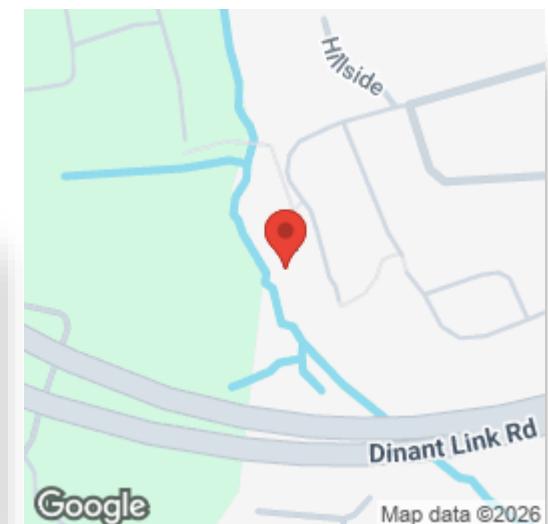
Tenure: Leasehold EPC Rating: C

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



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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.



Property Ref:
HSD112772 - 0004

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