KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



27 Woodgrange Court Rawdon Drive

Hoddesdon, EN11 8DQ

Price £165,000

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*** LONG EXTENDED LEASE & CHAIN FREE *** KIRBY COLLETTI are delighted to offer this well presented ONE DOUBLE BEDROOM TOP FLOOR FLAT with accommodation of approx. 460sq ft. Conveniently located within a short walk to Hoddesdon's' vibrant Town Centre and Broxbourne's Railway Station with it's excellent service into London.

The property is accessed via secured communal entrance with stairs leading to the top floor. As you enter the into the reception hall you will find a bright Westerly facing 15ft Living Room which has access into the Kitchen with White high gloss wall and base units. The double bedroom is bright and spacious with built in wardrobes. Also off the reception hall is the Bathroom/WC. with a White 3 piece suite. Externally there is allocated underground parking space for 1 car.

- LONG EXTENDED LEASE
- ONE DOUBLE BEDROOM TOP FLOOR FLAT
- GREAT LOCATION FOR TOWN CENTRE & RAILWAY STATION
- ACCOMMODATION OF APPROX. 460 sq ft
- LIVING ROOM
- DOUBLE BEDROOM
- SECURITY ENTRY PHONE
- UNDERGROUND ALLOCATED PARKING
- IDEAL FIRST TIME PURCHASE/INVESTMENT BUY
- CHAIN FREE







ACCOMMODATION
Security entry phone entrance to communal entrance, stars to top floor.

ENTRANCE HALL
7'4 max x 5'11 (2.24m max x 1.80m)

LIVING ROOM
15'7 x 11'11 (4.75m x 3.63m)

KITCHEN
7'10 x 7'4 (2.39m x 2.24m)
White high gloss wall and base units.

DOUBLE BEDROOM
13'11 into recess x 9'9 (4.24m into recess x 2.97m)
Built in wardrobes.

BATHROOM/W.C
Three piece White suite to include panel enclosed bath, low level w.c and pedestal wash hand basin.

OUTSIDE
Allocated underground parking

Agents Note
Lease 172 year remaining.
Ground Rent £0
Service Charge £1,920 per annum


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Road Map



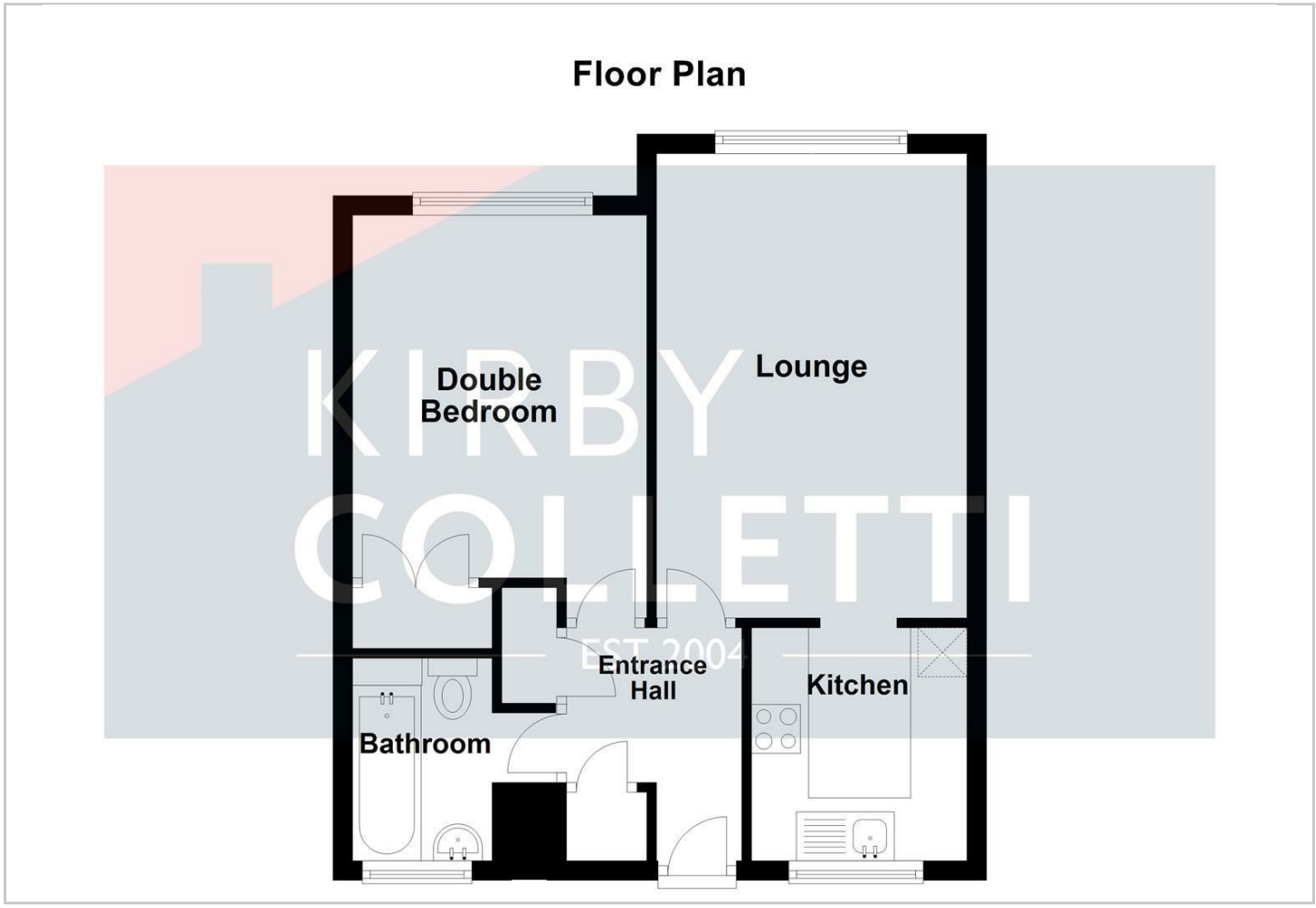
Hybrid Map



Terrain Map



Floor Plan

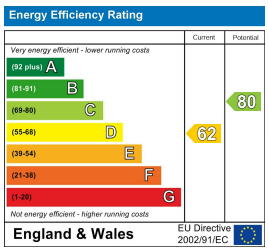


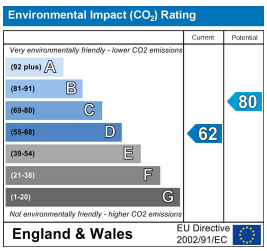
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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