



**Cranborne Road
Hoddesdon, EN11 0FE**

Guide Price £200,000

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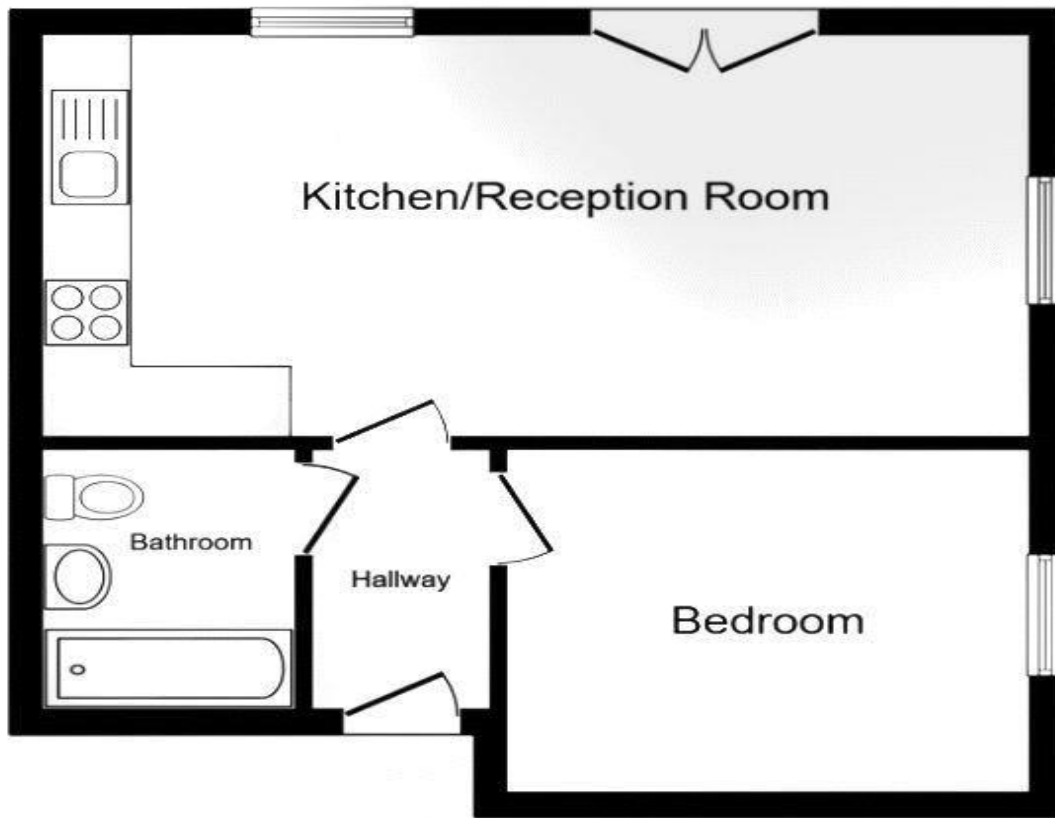


MAIN FEATURES:

- Well Presented Ground Floor Apartment with Security Entry System
- Modern Fitted Kitchen Open Plan to Lounge/Diner
- Good Size Double Bedroom with Fitted Wardrobes
- Bathroom/WC
- Allocated Private Parking in a Secure Gated Car Park

Discover this well presented ground floor apartment at Rye Court – an ideal purchase for first-time buyers, downsizers or investors alike. Accessed via a secure entry system, the property offers both comfort and peace of mind. Inside, you'll find a modern fitted kitchen open plan to a bright and spacious lounge/diner, creating the perfect setting for relaxing or entertaining. The good size double bedroom benefits from fitted wardrobes, providing excellent storage, while the bathroom/WC is finished in a clean, contemporary style. Further advantages include allocated private parking within a secure gated car park.

Situated in the heart of Waltham Cross, the apartment enjoys superb transport links, including easy access to the A10, M25 and fast rail services into London. Lea Valley parks and local shopping amenities are close by, offering a convenient yet green lifestyle. A fantastic opportunity in a well connected location.



This plan is for illustration purpose only and may not be representative of the property.

We have prepared these property particulars as a general, broad guide of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon. Lease details, service charges and ground rent (where applicable) and council tax etc are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Viewings: By appointment.

For further information contact us:

T: 01903 331031 / 0800 033 7 943

E: info@getanoffer.co.uk

We're Open:

8am – 8pm 7 days a week

www.getanoffer.co.uk

01903 331031

38a Goring Road, Worthing, West Sussex, BN12 4AD

info@getanoffer.co.uk

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