



Esdaile Hall Esdaile Lane, Hoddesdon EN11 8FD

welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this two bedroom RETIREMENT APARTMENT situated within level walking distance of Hoddesdon high street & town centre with its range of shops, restaurants and excellent transport links. An internal viewing is highly recommended. CHAIN FREE.



Accommodation Comprises

Entrance Hall

Lounge

Dual aspect windows, open access to:

Kitchen

With wall and base units with work surfaces, hob with double oven. extractor hood, integrated fridge freezer.

Bedroom 1

Window to front aspect, built in wardrobes.

Bedroom 2

Window to front aspect.

Shower Room

Comprising a fully tiled walk in shower cubicle, vanity sink, low level flush WC and towel rail.

Exterior

Communal garden laid to lawn.



view this property online williamhbrown.co.uk/Property/HSD112916



welcome to

Esdaile Hall Esdaile Lane, Hoddesdon

- Two bedroom retirement apartment
- Communal lounge and laundry room
- Shower room
- Town centre location
- Communal gardens
- Chain free

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 3083.08

Ground Rent: 250.00 This is a Leasehold property with details as follows; Term of Lease 299 years from 01 Jul 2007. 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

view this property online williamhbrown.co.uk/Property/HSD112916



Property Ref:
HSD112916 - 0002

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.

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