KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS

16 Benstede Court Brocket Road

Hoddesdon EN11 8NX

Price £345,000

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*** Chain Free*** Kirby Colletti are pleased to offer this Two Double Bedroom First Floor Retirement Apartment located in this highly desirable block in the heart of Hoddesdon Town Centre. with its comprehensive amenities.

The property is available for over 55's only. Some of the many feature include Spacious Lounge, Fitted Kitchen, Shower Room/WC, Lifts to all floors, Residents communal Lounge, Security Entry Phone System and Guest Suite Available.

Accommodation

Communal Entrance door via security entry system to communal entrance with access to residents Lounge and lifts to all floors. Door to:

Entrance Hall

Two large storage cupboards. Wall mounted electric radiator. Coved ceiling. Door to:

Lounge

16'4 x 11'9 (4.98m x 3.58m)

Rear aspect uPVC double glazed window. Wall mounted electric radiator. Television aerial point. Coved ceiling. Door doors to:

Kitchen

8'11 x 5'8 (2.72m x 1.73m)

Front aspect uPVC double glazed window. Range of wall and base mounted units with roll edged work surfaces. Inset single drainer sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Integrated larder fridge and freezer.

Bedroom One

16'8 x 9'4 (5.08m x 2.84m)

Rear aspect uPVC double window. Wall mounted electric radiator. Built in mirror front wardrobes.

Bedroom Two

16'4 8'8 (4.98m 2.64m)

Rear aspect uPVC double glazed window. Wall mounted electric radiator.

Re-Fitted Shower Room

8'8 x 5'7 (2.64m x 1.70m)

uPVC Double glazed window. White suite comprising large shower cubicle. Low level W.C. Wash hand basin with vanity units below. Walls fully tiled. Wall mounted Heater.

General Note

A large day room is available for all residents with communal kitchen. Laundry room and guest services available to rent for over night stay.

Exterior

Communal gardens.

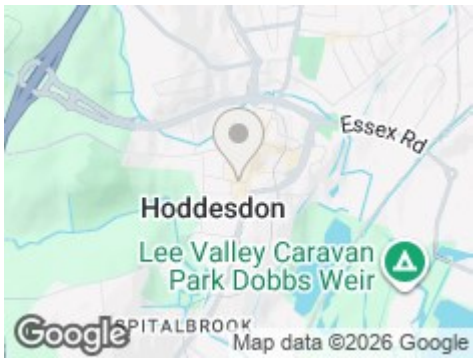
Agents Note

Lease 104 years remaining.
Service Charge £5,054.70 Per Annum. Including all water bills and the communal laundry room.
Ground Rent £460 Per Annum.

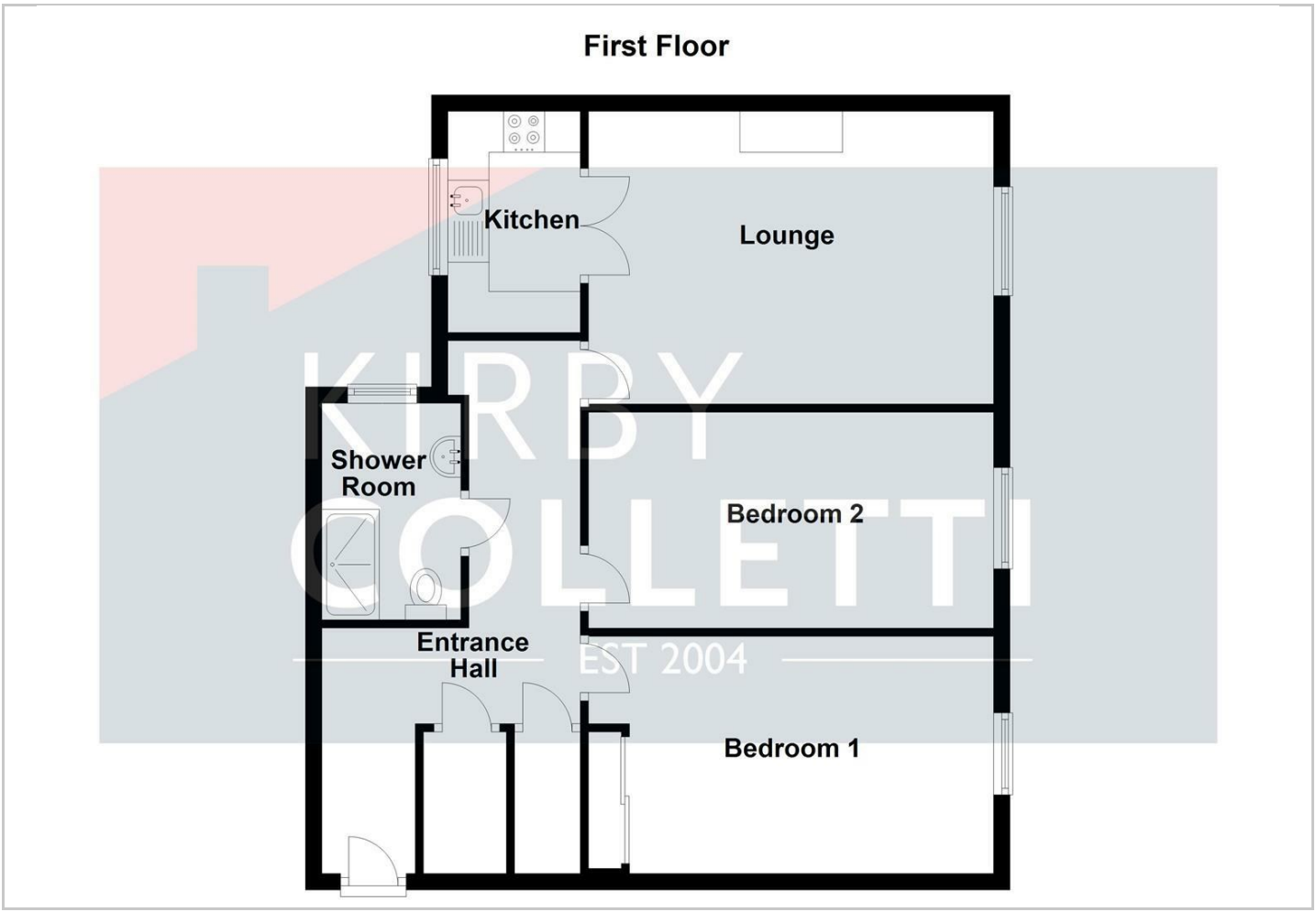
Road Map

Hybrid Map

Terrain Map



Floor Plan

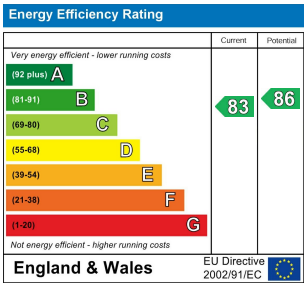


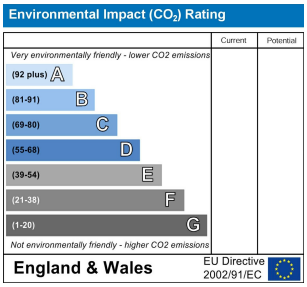
Viewing

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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