KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



6 Brocket Court Brocket Road

Hoddesdon EN11 8NU

Price £229,995

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EXCELLENT INVESTMENT OPPORTUNITY/FIRST TIME BUY!! KIRBY COLLETTI are delighted to offer this TWO BEDROOM GROUND FLOOR FLAT situated within this small residential block in the heart of Hoddesdon Town Centre. Moments walk from all amenities including a wealth of restaurants, shops, Barclay Park and under a mile to Broxbourne Railway Station with its excellent service into London.

The property benefits from being chain free and a lease of over 100 years. Some of the features include Spacious Living Room/Kitchen, Security Entryphone, Gas Heating To Radiators, Bathroom/W.C and Residents Parking.







ACCOMMODATION
Entrance door to:

RECEPTION HALL
Storage cupboard. Radiator. Laminated wood flooring. Security entry phone handset.

LIVING ROOM/KITCHEN
17 x 14'8 max (5.18m x 4.47m max)
Rear aspect window and feature three sided bay. Radiator. Recessed ceiling spotlights. Fitted kitchen with matching wall and base units and worksurfaces over. Stainless steel single drainer sink unit. Integrated dishwasher. Plumbing for washing machine. Gas hob with extractor canopy over. Built in electric oven and microwave oven. Wall mounted gas boiler.

BEDROOM 1
13'1 max x 10'5 (3.99m max x 3.18m)
Double doors. Recessed ceiling spotlights.

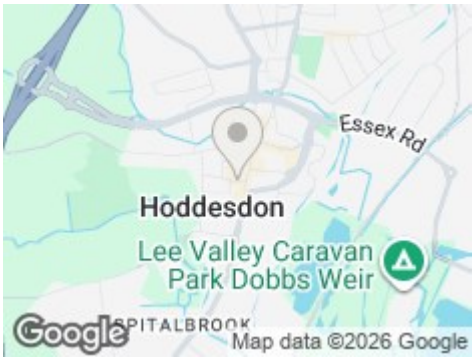
BEDROOM 2
12 max x 6'9 (3.66m max x 2.06m)
Front aspect window. Recessed ceiling spotlight. Radiator.

BATHROOM/W.C
Half tiled walls. Panel enclosed bath with mixer tap and shower attachment. Low level W.C Wall mounted wash basin with cupboard under. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE
Allocated Parking.

AGENTS NOTES
Lease information: 125 years from 1 January 2003. Approx. Remaining: 102 years
Service Charge: £1926.19 Per Annum
Ground Rent: £150 Per Annum

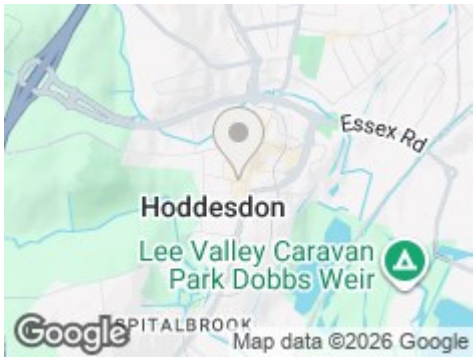
Road Map



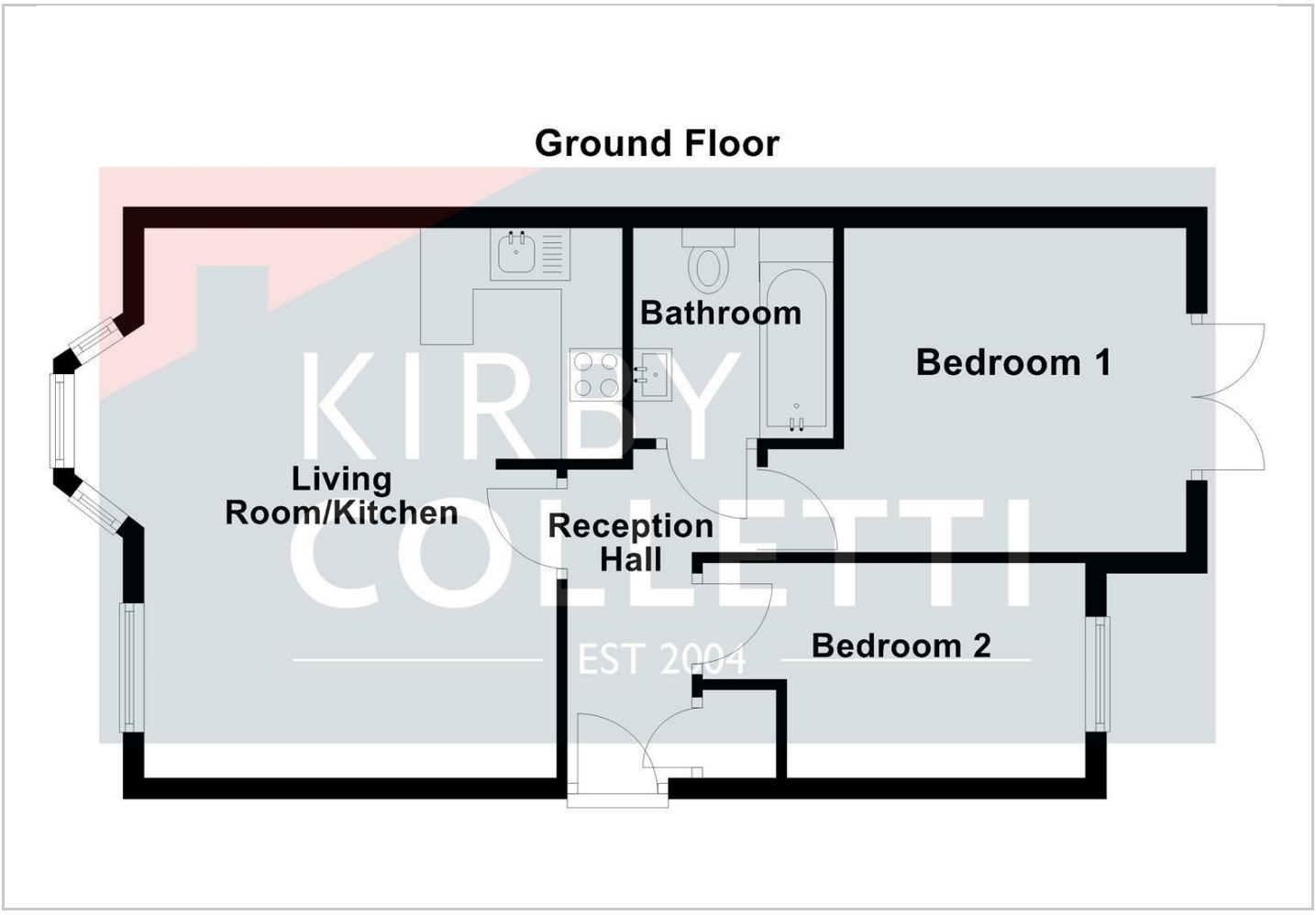
Hybrid Map



Terrain Map



Floor Plan

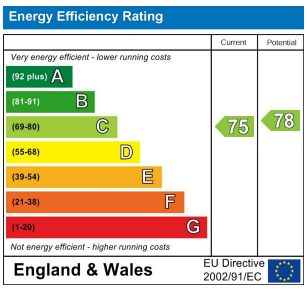


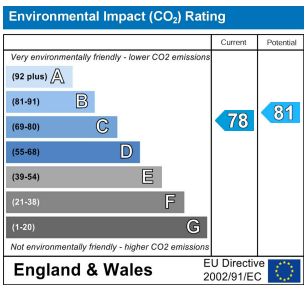
Viewing

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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