Seaforth Court Admirals Walk,Hoddesdon EN11 8AD

william
h brown

welcome to

Seaforth Court Admirals Walk, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this unique TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE boasting both PRIVATE FRONT AND REAR GARDENS, GARAGE and a LEASE in excess of 900 YEARS, ideally located within the popular location of Admirals Walk and walking distance to Hoddesdon & Broxbourne.

Accommodation Comprises
Entrance door via rear. Main front door leading to:

Entrance Hall
Doors to lounge, two bedrooms, and luxury bathroom, radiator.

Lounge
Double glazed window to front aspect, power points. TV point, radiator. Door to:

Kitchen
A modern kitchen fitted with a range of modern wall cupboards, ample work tops with cupboards and drawers under, integrated fridge freezer and slim dishwasher, plumbing for washing machine, ceramic white sink unit, double oven, hob and extractor fan, cupboard housing combination boiler, double glazed window to rear aspect with views over the garden.

Bedroom 1
Double-glazed window to front elevation, power points, radiator, built in double wardrobe.

Bedroom 2
Double glazed window to rear elevation with views over the rear garden, power points, radiator, built in single wardrobes.

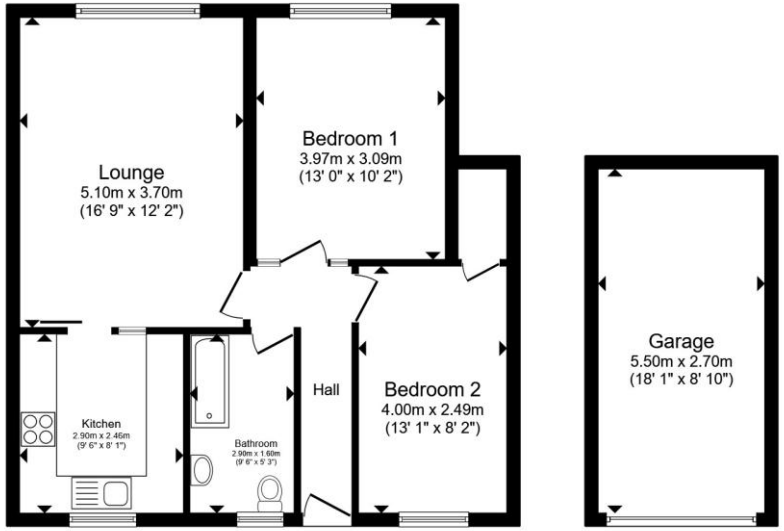
Luxury Bathroom
Comprising a panel enclosed bath with shower, low flush wc, sink unit with vanity below, double glazed window to rear aspect, radiator.

Front Garden
Laid to lawn with potential to create private parking subject to dropped kerb and planning permission.

Rear Garden
As previously mentioned the property benefits with a rear garden laid to lawn, with screened boundaries, access to PRIVATE GARAGE, with parking to front.

Garage
Private garage with parking to front.

Agents Note
The seller has advised that they do not pay any service charge. This is subject to confirmation by your legal representative.



Floor Plan **Outbuilding**

Total floor area 75.8 m² (816 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Seaforth Court Admirals Walk, Hoddesdon

- Two double bedroom ground floor maisonette
- Private front and rear gardens
- Garage
- Long lease
- Spacious lounge/dining room

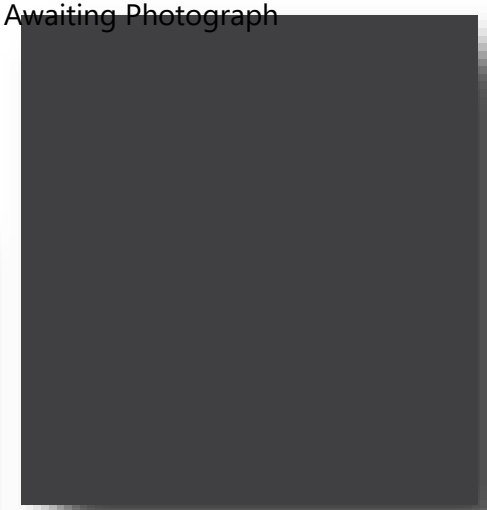
Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: 16.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1961. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£320,000

Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD113054 - 0010

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.

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01992 464001

Hoddesdon@williamhbrown.co.uk

41 High Street, HODDESDON, Hertfordshire, EN11 8TD

williamhbrown.co.uk

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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.