



Squires Court Cock Lane, Hoddesdon EN11 8JZ

welcome to

Squires Court Cock Lane, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this THREE BEDROOM FIRST FLOOR APARTMENT being offered with SHARE OF THE FREEHOLD, modernised to a high standard, boasting 2 PRIVATE BALCONIES, GARAGE and PARKING, located just moments away from Hoddesdon town centre. NO CHAIN.



Accommodation Comprises

Main front door leading to:

Spacious Entrance Hall

Laminate flooring, low voltage LED lighting to ceiling, video entry phone system, oak doors leading to:

Shower Room

Comprising a fully tiled shower cubicle, feature sink unit with vanity below, enclosed low flush wc, feature wall, space for washing machine and tumble dryer.

Master Bedroom

8' x 14' 5" (2.44m x 4.39m)

Window and door leading to private balcony, power points, coving to ceiling. Feature vertical radiator.

Bedroom 2

11' 1" x 7' 11" (3.38m x 2.41m)

Feature vertical radiator, window, power points.

Bedroom 3

11' 1" x 7' 10" (3.38m x 2.39m)

Window, vertical chrome radiator, power points, coving to ceiling.

Lounge / Kitchen Area

19' 5" x 10' 11" (5.92m x 3.33m)

KITCHEN AREA: Fitted with high spec. wall cupboards, ample work tops with built in microwave and oven, feature electric hob with extractor fan, sink unit, integrated dishwasher, fridge freezer, breakfast bar with cupboards and drawers below, window to side aspect.

LOUNGE AREA; Window and door leading to private balcony, laminate flooring, vertical radiator.

Exterior

Garage en bloc. Communal gardens.

Agents Note

The sellers advise that they pay £1400 per annum as a contribution towards upkeep.

The property is held on a leasehold title with the buyer benefitting from a Share of the Freehold on completion and will collectively become a member of the Freehold with the other leaseholders. We would ask that enquiries are raised in regard to this type of transaction through your conveyance and seek confirmation of lending ability before proceeding.



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Squires Court Cock Lane, Hoddesdon

- Three Bedroom First Floor Apartment
- Beautifully Presented & Spacious Throughout
- Two Balconies
- Open Plan Lounge/Kitchen
- Shower Room
- Garage en Bloc
- 15 Minute Walk to Broxbourne Station
- SHARE OF FREEHOLD, NO CHAIN

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: 1400.00 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Apr 1973. 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 **£317,500**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112580 - 0005

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.



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