



24 Belvedere Court High Street

Hoddesdon EN11 8UX

Guide Price £170,000



****CHAIN FREE**** We are delighted to offer this SUPERBLY PRESENTED ONE DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT situated within the original building which has been recently refurbished to a high specification to include RE-FITTED KITCHEN, LUXURY SHOWER ROOM W.C, ELECTRIC CENTRAL HEATING, uPVC DOUBLE GLAZED SASH WINDOWS and RE-WIRING.

Ideally located within minutes' walk of Barclay Park, Hoddesdon Town Centre with its wealth of amenities, Bus Routes and just over a mile from Broxbourne Railway Station. The Property also benefits from having the use of Two communal Residents Lounges and a communal Laundry Room.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

16'8" x 3' (5.08m x 0.91m)

Radiator. Security entry phone. Coved ceiling. Doors to Bedroom, Shower Room and Living Room

LIVING ROOM

18'5" x 13'2" at widest points (5.61m x 4.01m at widest points)

Two front aspect uPVC double glazed sash windows. Recessed ceiling spotlights. Three wall lights. Feature fireplace. Radiator. Storage cupboard with electric boiler. Archway to:

RE-FITTED KITCHEN

7'5" x 6' (2.26m x 1.83m)

White high gloss wall and base units with granite effect work surfaces over. Stainless steel single drainer sink unit. Electric hob. Built in electric oven and microwave. Integrated fridge-freezer. Karndean wooden effect flooring.

DOUBLE BEDROOM

14'7" x 9'9" (4.45m x 2.97m)

Two front aspect uPVC double glazed sash

windows. Built in wardrobes. Recessed ceiling spotlights. Two wall lights. Radiator.

RE-FITTED SHOWER ROOM

6'6" x 5' (1.98m x 1.52m)

Wall unit incorporating toilet with concealed cistern and wash hand basin with cupboard under. Large fully tiled shower cubicle. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

COMMUNAL AREAS

Two residents communal Lounges. Communal Laundry Room.

OUTSIDE

Rear garden patio area and residents parking subject to availability.

Agent Note

Lease 125 years from 1989 = 90 years remaining.

Service Charge £ 1800 twice yearly - TOTAL £3600

Ground Rent £ 298.43 twice yearly - TOTAL £596.86

Road Map



Hybrid Map

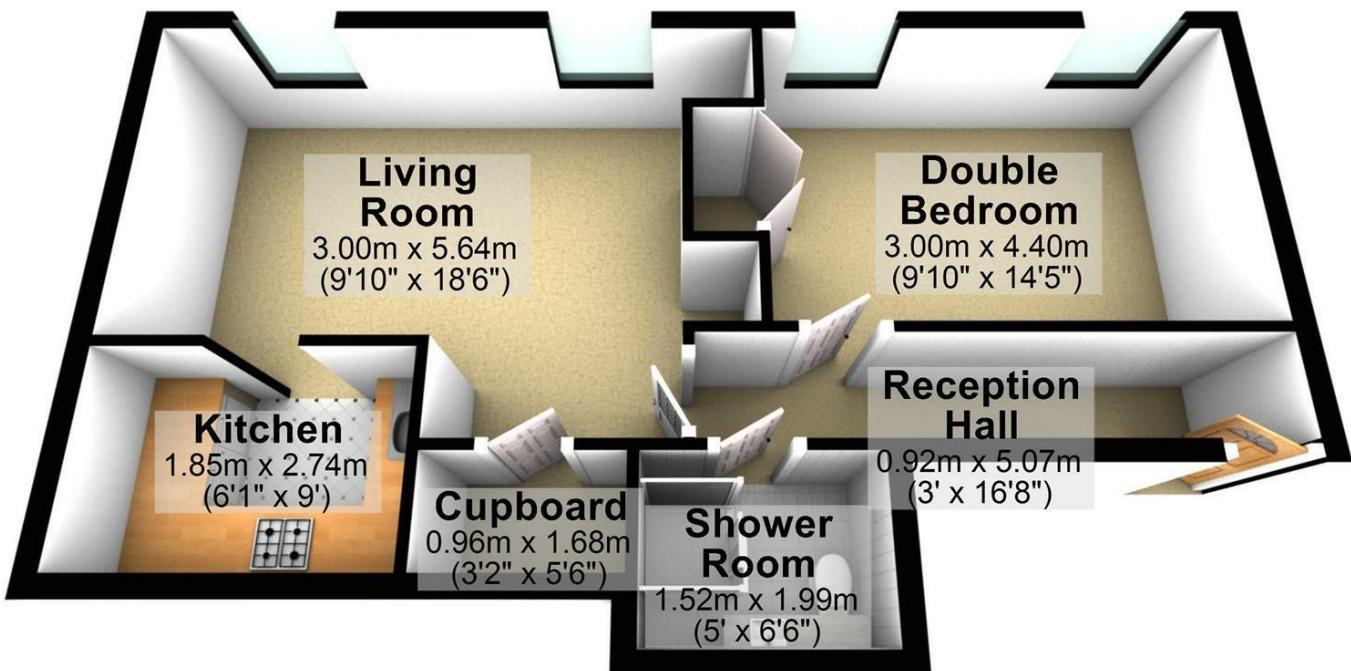


Terrain Map



Floor Plan

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		