



## 17 Eversley Lodge Park View

Hoddesdon, EN11 8PH

**£311,500**



\*\*\* Extended Lease\*\*\* Kirby Colletti are pleased to offer this IMMACULATELY PRESENTED TWO BEDROOM TOP FLOOR APARMENT situated in this highly sought after block opposite Barclay Park, within a short walk to Hoddesdon Town Centre with its comprehensive shopping facilities, bus services and a short drive to Broxbourne Railway Station.

Benefits include a Re-Fitted Kitchen, Re-Fitted Bathroom, 17ft Lounge, uPVC Double Glazing throughout, Gas Heating to Radiators, Secure underground parking and Communal Gardens.

- Extended Lease
- Re-Fitted Kitchen
- Gas Central Heating
- Town Centre Location
- Two Double Bedrooms
- Re-Fitted Bathroom
- Communal Gardens
- 17ft Lounge/Diner
- uPVC Double Glazed
- Secure Parking



## ACCOMMODATION

Communal entrance door to communal hallway with stairs leading to all floors. Front door to:

## RECEPTION HALL

14'2 max x 11'10 max (4.32m max x 3.61m max)  
Coved ceiling. Radiator. Two wall light points. Wall mounted entryphone handset. Storage cupboard. Airing cupboard.

## LOUNGE

17'9 max x 15'1 max (5.41m max x 4.60m max)  
Front aspect two sided full height uPVC double glazed windows. Coved ceiling. Wall light points. TV point. Two radiators.

## RE-FITTED KITCHEN

13'10 x 6'4 (4.22m x 1.93m)  
Side aspect uPVC double glazed window. Range of white wood grain effect wall and base units with roll edged work surfaces over. Tiled splashbacks. Stainless steel single drainer sink unit. Built in electric oven and four ring gas hob with extractor fan above. Plumbing for washing machine and dishwasher. Wall mounted gas boiler. Ceramic tiled floor.

## BEDROOM ONE

15'0 x 10'1 (4.57m x 3.07m)  
Front aspect uPVC double glazed window. Coved ceiling. Wall light points. Radiator. Walk in Wardrobe.

## BEDROOM TWO

14 x 7'6 (4.27m x 2.29m)  
Side aspect uPVC double glazed window. Coved ceiling. Wall light points. Fitted wardrobe. Radiator.

## RE-FITTED BATHROOM

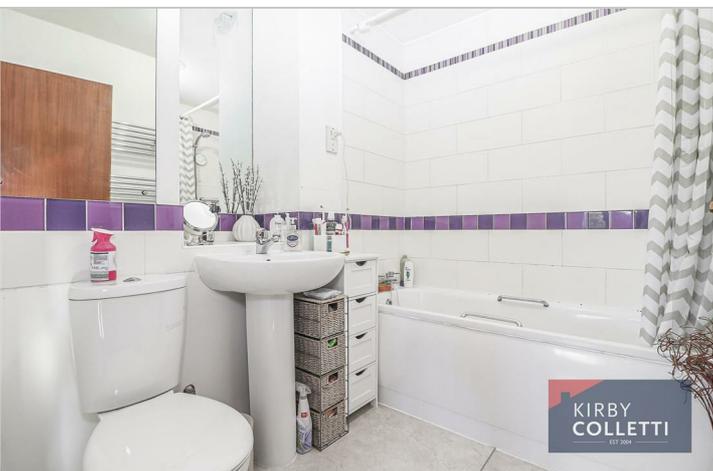
7'2 x 6'6 (2.18m x 1.98m)  
White suite comprising panel enclosed bath with mixer tap and shower attachment over. Partly tiled walls. Wash hand basin. Low level W.C. Extractor fan. Recessed spotlights. Radiator.

## OUTSIDE

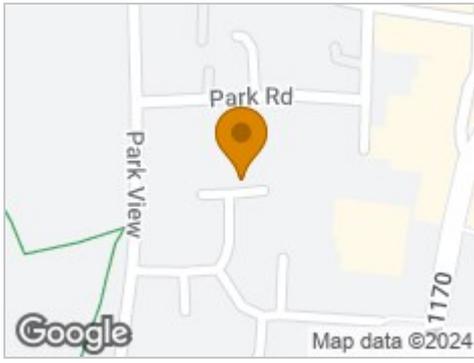
Neatly tended communal gardens. Electric gated entrance to residents parking. Secure underground allocated parking with automated door.

## AGENT NOTES

Lease: 149 Years remaining.  
Service Charge: £2112.00 Per Year.  
Zero Ground rent.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

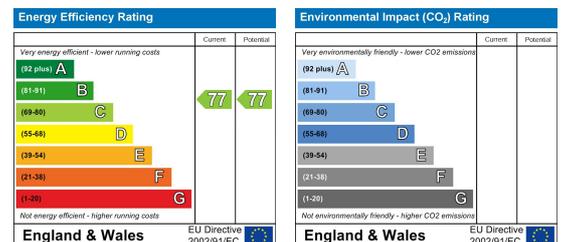


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## Energy Efficiency Graph



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