



48 Clarence Lodge Taverners Way

Hoddesdon EN11 8TH

Price £265,000



*** Chain Free*** Kirby Colletti are pleased to offer this spacious Two Bedroom Apartment situated in on the 4th Floor with Lifts To all Floors. Located in the heart of Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Train Station and Barclay Park with its open countryside.

The property benefits from remaining 133 Year Lease, Open Plan Living Room/Kitchen with Balcony, En Suite Shower Room, Family Bathroom, Security Entry System and Gated Residents Parking.



Accommodation

Communal front door via security entry system to communal entrance hall with stairs and lift to all floors. Front door to:

Entrance Hall

Wall mounted entry phone. Storage cupboard. Airing Cupboard. Coved ceiling. Laminate flooring. Door to:

Open Plan Kitchen/Living Room

23'4 x 12'1 (7.11m x 3.68m)

Front aspect uPVC double glazed window and door to balcony. Two wall mounted electric radiators. Laminate flooring.

Kitchen area:

Wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Recessed spotlights. Tiled floor.

Bedroom One

14'3 x 9'2 (4.34m x 2.79m)

Front aspect uPVC double glazed window. Coved ceiling. Laminate floor. Door to:

En Suite Shower Room

5'6 x 4'9 (1.68m x 1.45m)

Fully tiled shower cubicle. Low level W.C with wash hand basin. Heated towel rail. Extractor fan. Recessed spotlights. Tiled floor.

Bedroom Two

9'7 x 9'6 (2.92m x 2.90m)

Front aspect uPVC double glazed window. Wall mounted electric radiator.

Family Bathroom

6'10 max x 5'9 (2.08m max x 1.75m)

White suite comprising panel enclosed bath with mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Wash hand basin. One wall fully tiled. Extractor fan. Heated towel rail.

Exterior

Gated residents parking.

Agents Note

Lease 133 Years remaining.

Service Charge £3050 Per Annum.

Ground Rent £300 Per Annum.

Road Map



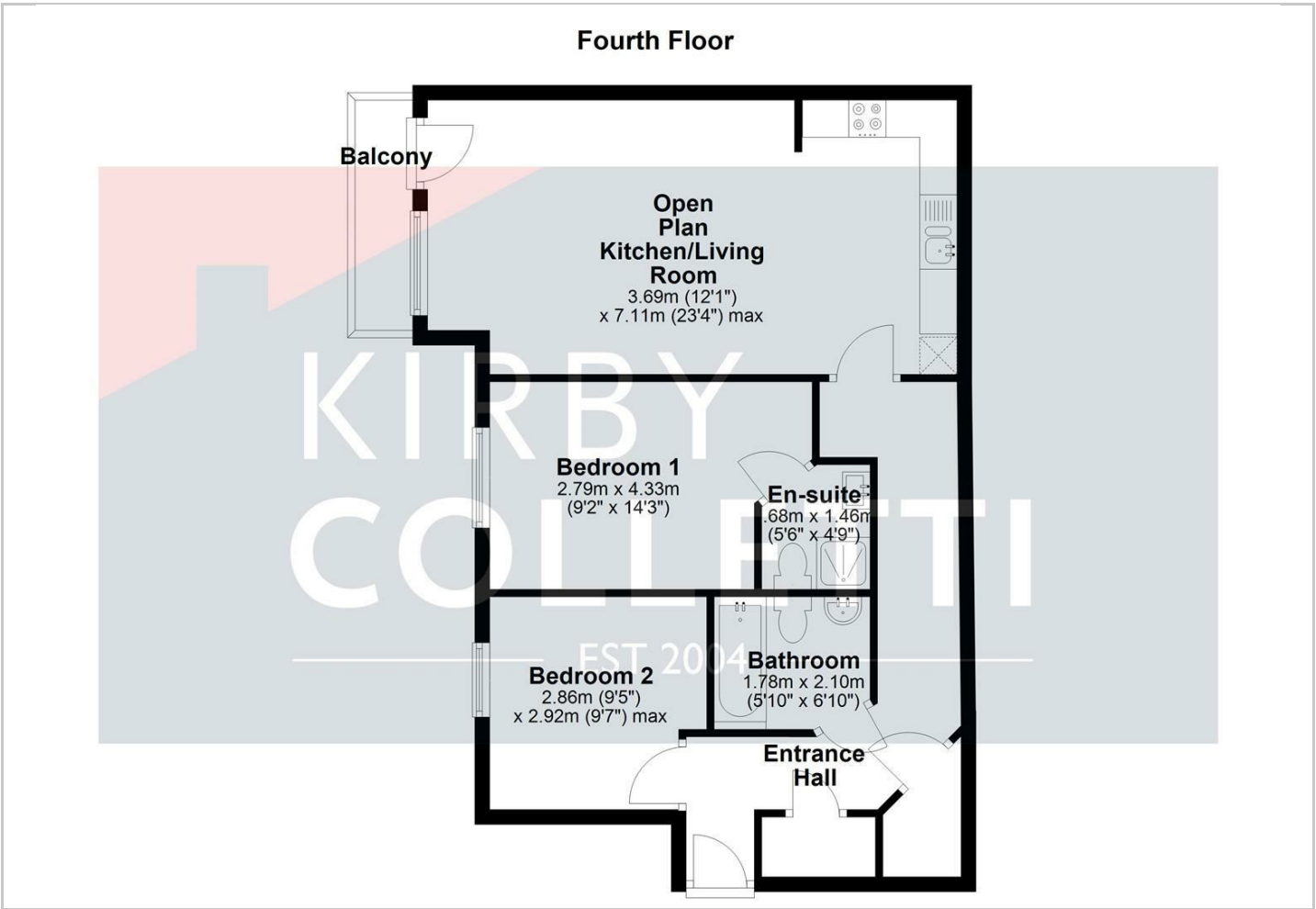
Hybrid Map



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.

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Energy Efficiency Graph

