



## 45 Brunswick Court Rawdon

Hoddesdon EN11 8DH

**Guide Price £209,995**



\*\*\* EXTENDED LEASE AND CHAIN FREE\*\*\* Kirby Colletti are pleased to offer this Two Bedroom Top Floor Apartment ideally situated in the heart of the town centre with its comprehensive shopping facilities, Bus Services, and Train Station.

The property benefits from Security entry phone system, uPVC Double Glazing, Kitchen, Lounge, Bathroom and secure gated parking.



## Accommodation

Communal front door to communal entrance hall with stairs first and second floors. Front door to:

### Entrance Hall

10'1 x 3'5 (3.07m x 1.04m)

Wall Mounted entry phone. Laminate floor. Double doors to:

### Lounge

16'5 x 10'1 (5.00m x 3.07m)

Rear aspect uPVC double glazed window. Wall mounted heater. Television aerial point. Laminate floor. Access to:

### Kitchen

11'6 x 6'9 (3.51m x 2.06m)

Rear aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces. Tiled splash backs. Inset single drainer stainless steel sink unit mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

### Bedroom One

12'6 x 9'10 (3.81m x 3.00m)

Front aspect uPVC double glazed window. Fitted wardrobe to one wall. Wall mounted electric heater.

### Bedroom Two

11 x 7'2 (3.35m x 2.18m )

Front aspect uPVC double glazed window. Fitted wardrobe to one wall.

### Bathroom

8'6 x 6'8 (2.59m x 2.03m )

Side aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and wall mounted shower screen. Low level W.C. Wash hand basin. Airing cupboard. Walls fully tiled. Tiled floor. Heated towel rail.

### Exterior

Communal gardens. Residents secure gated parking.

### Agents Note

Lease 48 years remaining.

Service Charge £1,440.00 Per Annum.

Ground Rent £35 Per annum.

Please note lease will be extended on completion.

## 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.

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		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		