



7 Portland Court Brocket Road

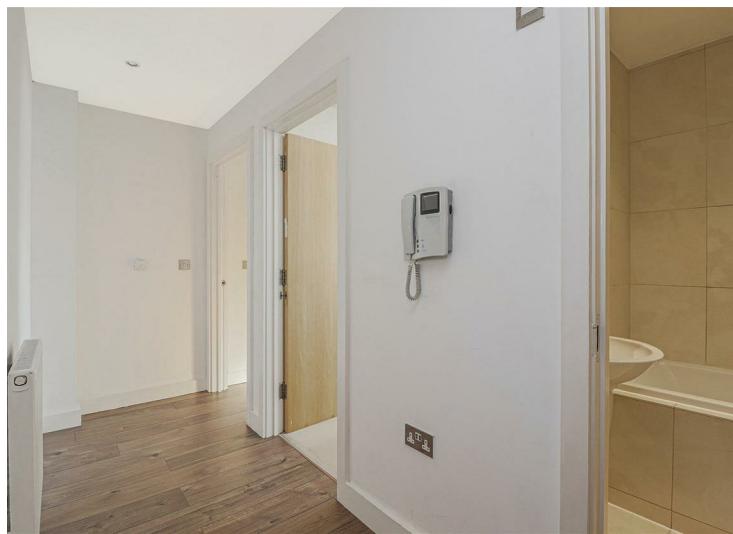
Hoddesdon EN11 8FB

Price £210,000



OFFERED WITH NO UPWARD CHAIN !! KIRBY COLLETTI are delighted to market this ONE BEDROOM TOP FLOOR APARTMENT within this small exclusive development in the heart of Hoddesdon Town Centre. A short walk to Broxbourne Railway Station with it's excellent service into London.

The property has been finished to a very high standard with benefits that include a Lounge, Fully Fitted Kitchen, Luxury Bathroom, Gas Heating To Radiators, Allocated Parking and Security Entrycom



ACCOMMODATION

Communal entrance door to 1st and 2nd floor.

ENTRANCE HALL

13'05 x 3'11 (4.09m x 1.19m)

Wooden flooring. Recessed ceiling spotlights. Storage cupboard with plumbing for washing machine. Radiator. Entryphone system.

LIVING ROOM

15'03 x 11'04 max (4.65m x 3.45m max)

Front aspect uPVC double glazed double doors to Juliette balcony. Side aspect Velux window. Recessed ceiling spotlights. Wooden floor. Radiator. Open to:

FITTED KITCHEN

7'6 x 6'3 (2.29m x 1.91m)

Side aspect velux window. Range of wall and base units with work surfaces over. Single drainer sink unit. Four ring electric hob with extractor fan over. Built in oven. Recessed ceiling spotlights.

DOUBLE BEDROOM

15'05 x 11'10 max (4.70m x 3.61m max)

Front aspect uPVC double glazed window. Sky light. Recessed ceiling spotlights. Radiator.

BATHROOM/W.C.

5'06 x 5'02 (1.68m x 1.57m)

Tiled bath panel with mixer tap and shower attached over. Shower screen. Tiled floor. Toilet with concealed cistern. Wash hand basin. Recessed ceiling spotlights. Chrome heated towel rail. Extractor fan.

OUTSIDE

Allocated parking.

AGENT NOTE

106 YEARS LEASE REMAINING.

SERVICE CHARGE: £1600 per year

GROUND RENT: £320 per year

Road Map



Hybrid Map



Terrain Map



Floor Plan

Top Floor



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	79	79
(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	83	83
(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		

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