



## 10 Gilliflower House Yewlands

Hoddesdon EN11 8DT

**Price £300,000**



KIRBY COLLETTI are pleased to offer this immaculately presented TWO BEDROOM GROUND FLOOR APARTMENT which will be sold with a share of the freehold and new long extended lease.

Situated in this premier road of Hoddesdon within easy access to all local amenities including Town Centre with its comprehensive shopping facilities, Barclay Park, Bus Services, Schools for all ages and a short walk Broxbourne Railway Station.

The property offers 17ft Lounge, Re Fitted Kitchen, Gas Heating to Radiators, Bathroom/W.C. Allocated Parking and Neatly Tended Communal Garden.



## ACCOMMODATION

Entrance door to:

### RECEPTION HALL

19'3 x 7'5 max (5.87m x 2.26m max)

Security entryphone headset. Storage cupboard. Airing cupboard. Coved ceiling. Radiator.

### LOUNGE

17'4 x 10'3 (5.28m x 3.12m )

Rear aspect window and door to communal garden. Radiator. Coved ceiling.

### KITCHEN

8 x 7'5 (2.44m x 2.26m )

Side aspect window. High gloss wall and base units with worksurfaces over and tiled splashbacks. Integrated fridge/freezer. Plumbing for washing machine. Built in electric oven with gas hob above and extractor canopy over. Cupboard housing gas fired boiler.

### BEDROOM 1

12'2 x 8'4 (3.71m x 2.54m )

Rear aspect box bay window. Fitted wardrobes. Radiator.

### BEDROOM 2

12'1 x 6'8 (3.68m x 2.03m)

Rear aspect window. Fitted wardrobe.

### BATHROOM/W.C.

7'3 x 5'4 (2.21m x 1.63m )

Panel enclosed bath with TRITON shower unit. Pedestal wash hand basin. Low level W.C. Radiator. Extractor fan.

### OUTSIDE

Allocated parking and visitors parking. Neatly tended communal gardens.

### AGENTS NOTE

LEASE: The property will be sold with a shared of the freehold and new extended 999-year lease.

GROUND RENT: Peppercorn

SERVICE CHARGE: £1220

COUNCIL TAX: Band C

## Road Map



## Hybrid Map

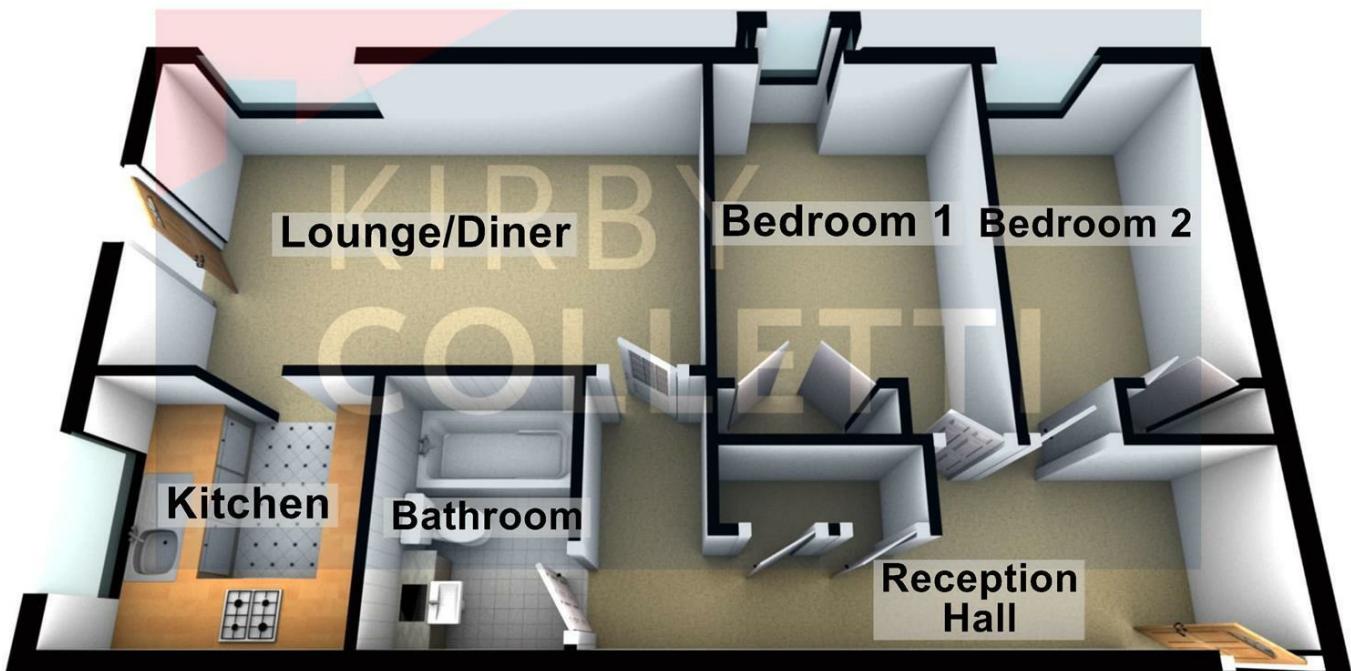


## Terrain Map



## Floor Plan

### Ground 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		
(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 <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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		

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