



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 to 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

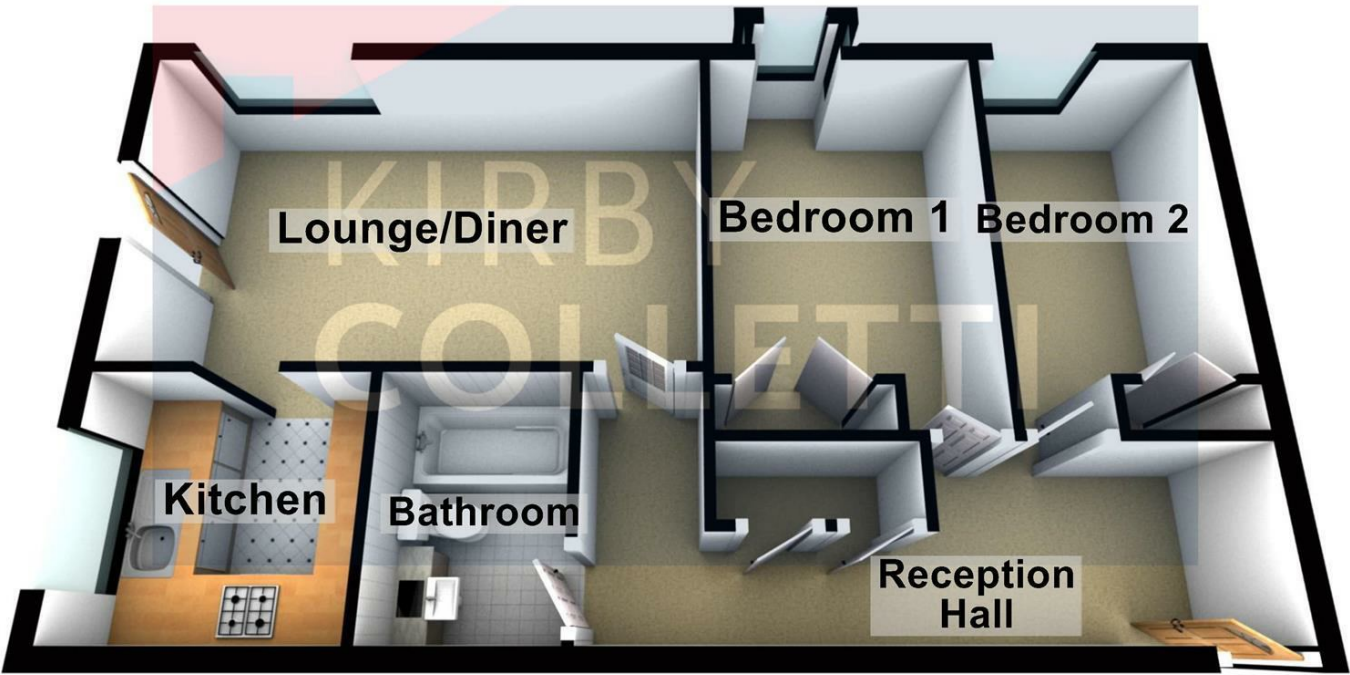


Terrain Map



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.

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Energy Efficiency Graph

