



3 Hickey Court Schofield Way

Hoddesdon EN11 8GF

Price £315,000



*** VENDOR SUITED*** Kirby Colletti are pleased to offer this recently built Two Bedroom Luxury Apartment ideally situated within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10/M25 road links.

The property offers 123 Year Unexpired Lease, Security Entry Phone System, Fitted Kitchen with Integrated Appliances, En Suite Shower Room to Bedroom One, Family Bathroom, Gas Central Heating, uPVC Double Glazing and Residents Allocated Parking. Viewing highly recommended.



Accommodation

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

Entrance Hall

11' x 4'11" (3.35m x 1.50m")

Wall mounted entry phone. Wall mounted thermostat. Radiator. Large storage cupboard 5'6" x 2'8".

Open Plan Living Room/Kitchen

25'2" x 12 (7.67m" x 3.66m)

Front and rear aspect uPVC double glazed windows. Two radiators. Television aerial point. Kitchen area comprising wall and base and mounted units. Roll edged work surfaces. Inset single drainer stainless steel one and half bowl sink unit with mixer tap over. Built in four ring gas hob. Extractor hood over. Built in oven below. Integrated appliance including dishwasher, washer dyer, and fridge/freezer.

Bedroom One

14'2" x 8'11 (4.32m" x 2.72m)

Front aspect uPVC double glazed window. Radiator. Television aerial point. Door to:

En Suite Shower Room

6'5" max x 5'6" (1.96m" max x 1.68m")

Front aspect uPVC double glazed window. White suite comprising fully tiled shower cubicle. Wash hand basin. Low level W.C. Radiator.

Bedroom Two

14'2" x 7 (4.32m" x 2.13m)

Front aspect uPVC double glazed window. Hanging wardrobe cupboard. Radiator.

Bathroom

8' x 5'6" (2.44m x 1.68m")

Rear aspect uPVC double glazed window. White suite comprising panel enclosed bath with tiled splash back. Low level W.C. Wash hand basin. Radiator.

Exterior

Communal gardens. Allocated parking space. Bike shed.

Agents Note

Service Charge & Ground Rent £1,671.06 Per Annum.

Lease 123 Years remaining.

Road Map



Hybrid Map

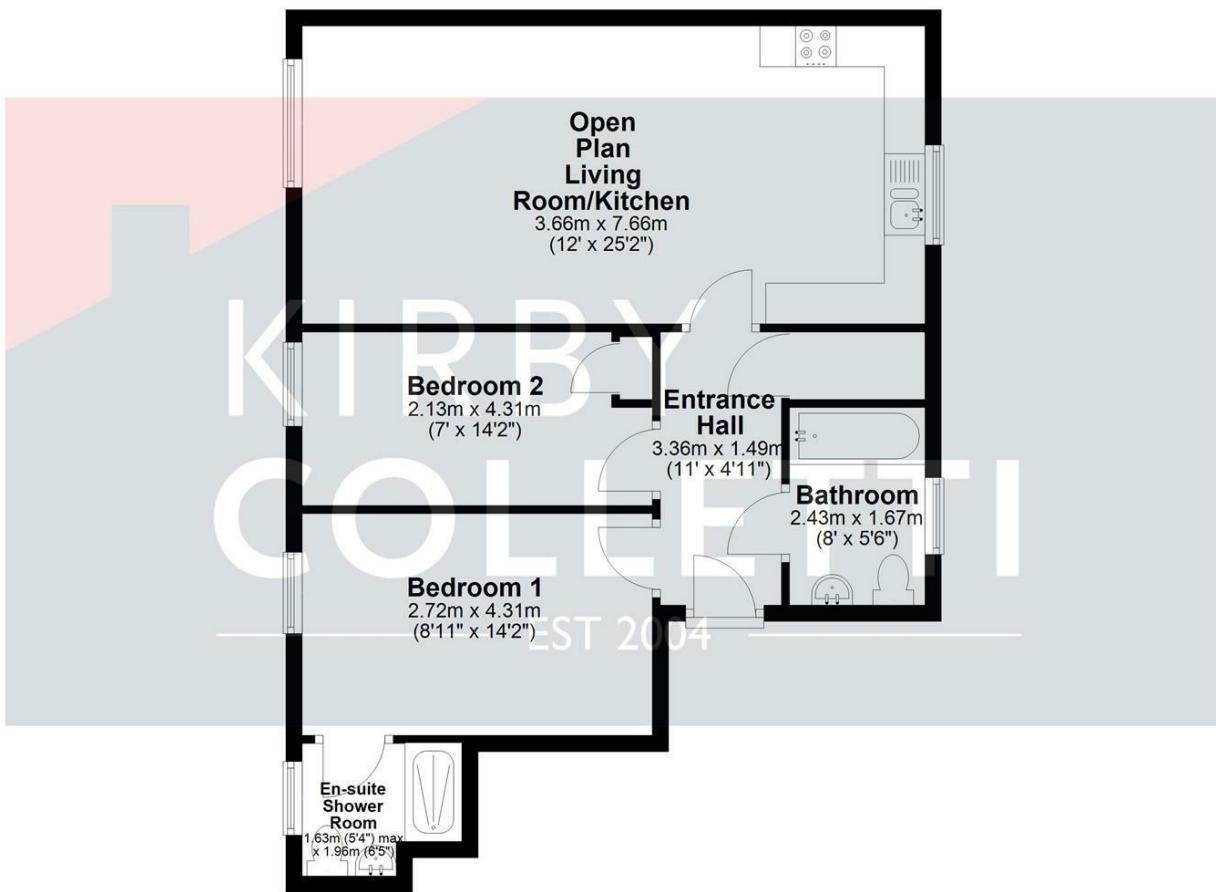


Terrain Map



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	84	84
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
EU Directive 2002/91/EC			