



KIRBY  
COLLETTI

## 20 Belvedere Court High Street

Hoddesdon EN11 8UX

Price £270,000



KIRBY COLLETTI are delighted to bring to market this truly exceptional TWO DOUBLE BEDROOM TOP FLOOR RETIREMENT APARTMENT for over 60's Only. Situated in this ideal location for Hoddesdon Town Centre, Barclay Park and also a short walk to Broxbourne Railway Station.

Some of the many features include 20ft Lounge/Dining Room, uPVC Double Glazing, Re Fitted Kitchen, Re Fitted Shower Room, Electric Radiators, Security Entryphone System, Residents Lounges and Communal Laundry Room



## ACCOMMODATION

Entrance door to:

## RECEPTION HALL

Storage cupboard. Airing cupboard. Security entry phone system.

## SPACIOUS LOUNGE/DINER

20'4 16'7 max (6.20m 5.05m max)

uPVC Double glazed window. Feature fireplace. Two electric radiators. Doorway to:

## RE FITTED KITCHEN

8'9 x 7'4 (2.67m x 2.24m )

Two uPVC double glazed windows. Range of White high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and hob. Space for fridge/freezer. Coved ceiling.

## BEDROOM 1

15'7 x 10'4 (4.75m x 3.15m)

uPVC Double glazed window. Mirror fronted fitted wardrobes. Electric radiator. Coved ceiling.

## BEDROOM 2

13'5 max x 8'10 (4.09m max x 2.69m )

uPVC Double glazed window. Mirror fronted fitted wardrobes. Electric radiator. Coved ceiling.

## LUXURY RE FITTED SHOWER ROOM

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

Fully tiled walls to compliment this white suite comprising a large fully tiled shower and wall unit incorporating wash hand basin and toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

## OUTSIDE

Communal patio area with west facing seating area. Residents parking.

## COMMUNAL AREAS

There are two residents lounges to enjoy and socialise with other residents. Communal laundry room. Also there is guest room which can be hired subject to availability.

## AGENTS NOTES

LEASE: 125 years from 01/01/1989 - approx. 90 years remaining.

GROUND RENT: £651.72

SERVICE CHARGE: £5471.02

## Road Map



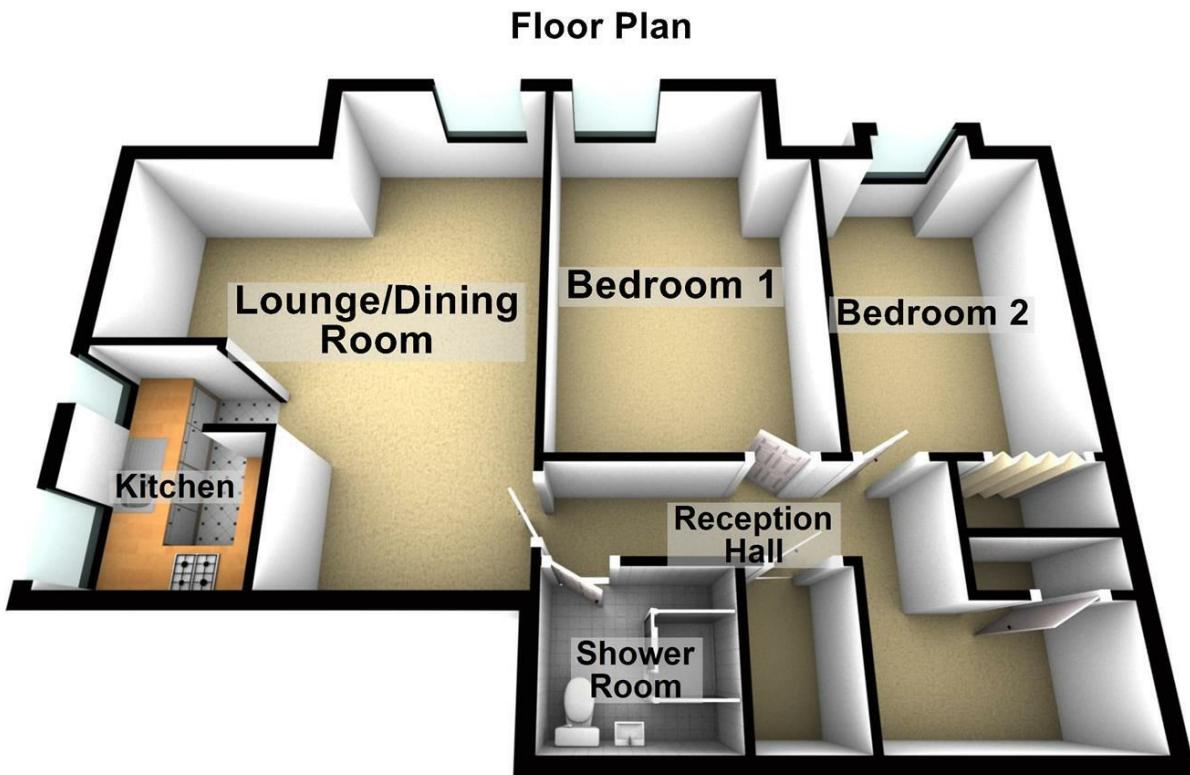
## Hybrid Map



## 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		
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		