



3 Gilliflower House Yewlands

Hoddesdon EN11 8DT

Price **£299,999**



**** CHAIN FREE **** Kirby Colletti are delighted to offer this **TWO BEDROOM GROUND FLOOR APARTMENT** with **EXTENDED LEASE**. Situated in this highly regarded location which is within walking distance to Hoddesdon Town centre and Broxbourne Railway Station.

The property offer 17'10 Lounge/Diner, Brand New Re-Fitted Kitchen, Bathroom/W.C, Gas central heating, uPVC Double glazed windows, Communal Gardens and Allocated Parking.



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ACCOMMODATION

Communal front door via Entryphone to communal entrance hall with stairs to first floor. Glazed door to:

RECEPTION HALL

23ft Long. Radiator. Two Storage cupboards.

LOUNGE

17'10" x 9'6" (5.44m x 2.90m")

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

KITCHEN

7'10 x 7'1 (2.39m x 2.16m)

Front aspect uPVC double glazed window. Range of matching wall and base mounted units with roll edge work surfaces and tiled splashbacks. Stainless steel single drainer sink unit. Integrated Washing Machine. Gas cooker.

BEDROOM ONE

12'3 max x 8'8 (3.73m max x 2.64m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.

BEDROOM TWO

12'3 max x 6'8 (3.73m max x 2.03m)

Front aspect uPVC double glazed window. Built in wardrobe. Radiator.

FITTED BATHROOM

Fully tiled walls. White suite comprising panel enclosed bath with mixer tap and separate shower unit. Pedestal wash hand basin. Low level W.C. Radiator.

OUTSIDE

Communal gardens. One allocated parking space. Dustbin area.

Agents Note

Service Charge- £1,125.00 per annum

Ground Rent Zero.

Lease -164 years from 10 June 2010 - 149 years remaining

Road Map



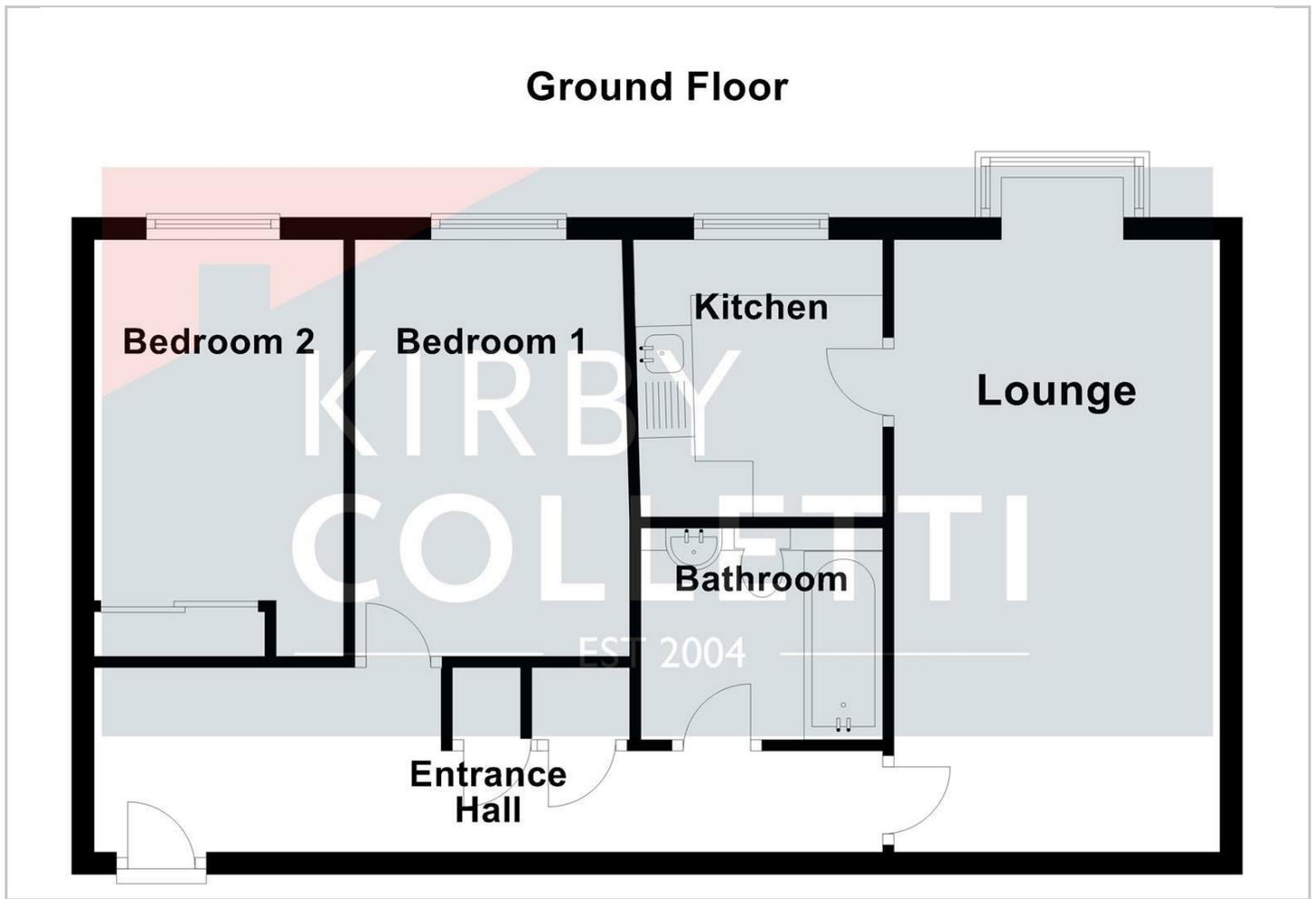
Hybrid Map



Terrain Map



Floor Plan

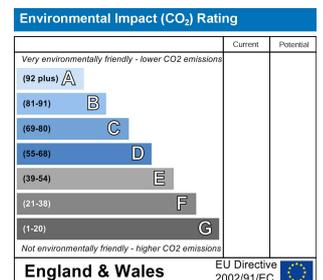
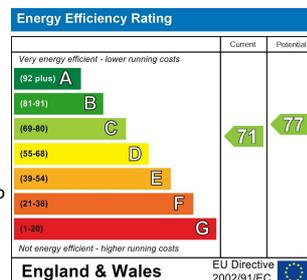


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



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