



## 9 Brickendon Court Chapel End

Hoddesdon, EN11 8DL

**Price Guide £210,000**



**\*\*\*Chain Free\*\*\*** Kirby Colletti are pleased to offer this Ground Floor Two Bedroom apartment ideally situated in the Town Centre with its comprehensive shopping facilities, Barclay Park open countryside and access to Rye House and Broxbourne Train Station.

The property benefits from uPVC double glazing, Re-Fitted Shower Room, Lounge, Kitchen, Master Bedroom with fitted wardrobe, En Bloc Garage and Communal gardens.

- Chain Free
- Lounge
- En Bloc Garage
- Town Centre Location
- Ground Floor
- Kitchen
- Communal Gardens
- Two Bedrooms
- Re-Fitted Shower Room
- uPVC Double Glazed



## Accommodation

uPVC Double glazed front door to:

### Entrance Hall

10' x 5'9" (3.05m x 1.75m")

Airing cupboard and storage cupboard.

### Lounge

15'7" x 13'2" (4.75m" x 4.01m")

Front aspect uPVC double glazed window. Feature fireplace with inset electric fire. T.V point. Coved ceiling. Door to:

### Kitchen

10' x 7' (3.05m x 2.13m)

Front aspect double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Inset single drainer sink unit. Built in electric four ring hob. Extractor hood over. Built in oven. Space for fridge/freezer. Plumbing for washing machine and dishwasher.

### Bedroom One

14' x 9'9" (4.27m x 2.97m")

Side aspect uPVC double glazed window with electrically operated roller blind. Built in wardrobe cupboard.

### Bedroom Two

8'11 x 7' (2.72m x 2.13m)

Front aspect uPVC double glazed window.

### Re-Fitted Shower Room

6'7" x 5'5" (2.01m" x 1.65m")

Side aspect uPVC double glazed window. White suite comprising walk in shower cubicle. Low level W.C Wash hand basin. Tiled walls and floor. Heated towel rail.

### Exterior

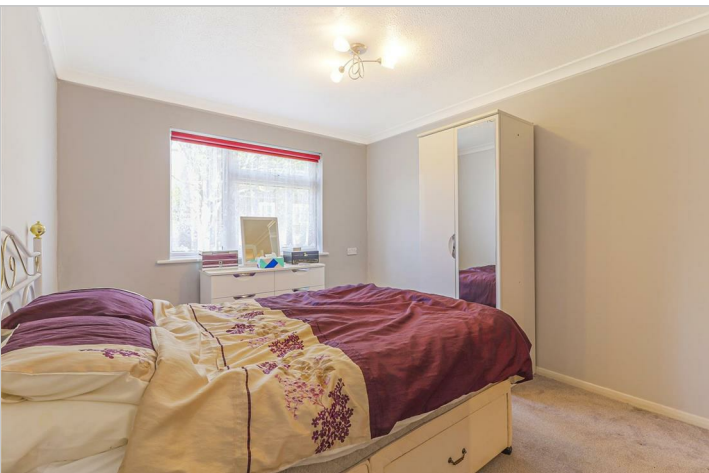
Communal gardens. Drying area. Dustbin storage area.

### En Bloc Garage

Up and over door.

### Agents Note

Service Charge: £1,440 per year. Ground rent: £30 per year. Lease Term: Currently 51 years remaining. Option to extend the lease to add an additional 90 years to existing term, with zero ground rent. Cost to extend lease is £38,000 with additional solicitors costs. For more details please call office.



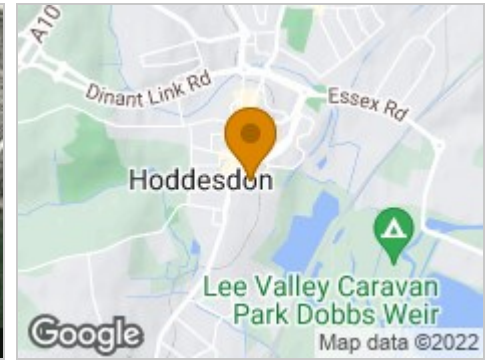
## Road Map



## Hybrid Map

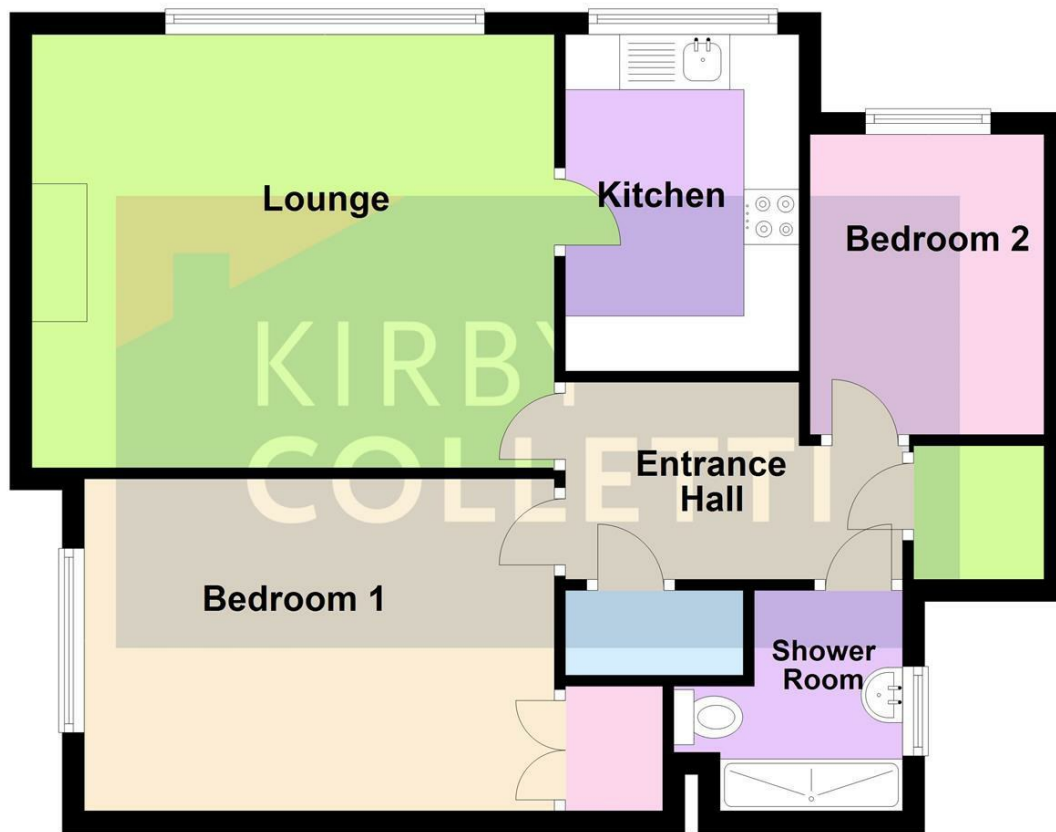


## Terrain Map



## Floor Plan

### Ground Floor

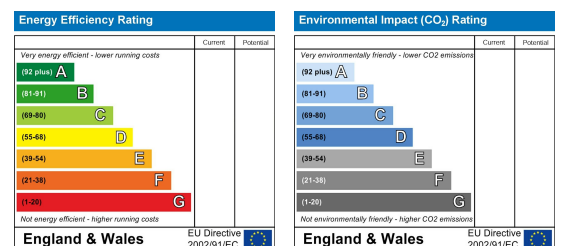


## Viewing

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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