



6 Brocket Court Brocket Road

Hoddesdon EN11 8NU

Price £250,000



EXCELLENT INVESTMENT OPPORTUNITY/FIRST TIME BUY!! KIRBY COLLETTI are delighted to offer this TWO BEDROOM GROUND FLOOR FLAT situated within this small residential block in the heart of Hoddesdon Town Centre. Moments walk from all amenities including a wealth of restaurants, shops, Barclay Park and under a mile to Broxbourne Railway Station with its excellent service into London.

The property benefits from being chain free and a lease of over 100 years. Some of the features include Spacious Living Room/Kitchen, Security Entryphone, Gas Heating To Radiators, Bathroom/W.C and Residents Parking.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Storage cupboard. Radiator. Laminated wood flooring. Security entry phone handset.

LIVING ROOM/KITCHEN

17 x 14'8 max (5.18m x 4.47m max)

Rear aspect window and feature three sided bay. Radiator. Recessed ceiling spotlights. Fitted kitchen with matching wall and base units and worksurfaces over. Stainless steel single drainer sink unit. Integrated dishwasher. Plumbing for washing machine. Gas hob with extractor canopy over. Built in electric oven and microwave oven. Wall mounted gas boiler.

BEDROOM 1

13'1 max x 10'5 (3.99m max x 3.18m)

Double doors. Recessed ceiling spotlights.

BEDROOM 2

12 max x 6'9 (3.66m max x 2.06m)

Front aspect window. Recessed ceiling spotlight. Radiator.

BATHROOM/W.C

Half tiled walls. Panel enclosed bath with mixer tap and shower attachment. Low level W.C Wall mounted wash basin with cupboard under. Recessed ceiling spotlights. Extractor fan. Chrome heated towel rail.

OUTSIDE

Allocated Parking.

AGENTS NOTES

Lease information: 125 years from 1 January 2003. Approx. Remaining: 102 years

Service Charge: £1926.19 Per Annum

Ground Rent: £150 Per Annum

Road Map



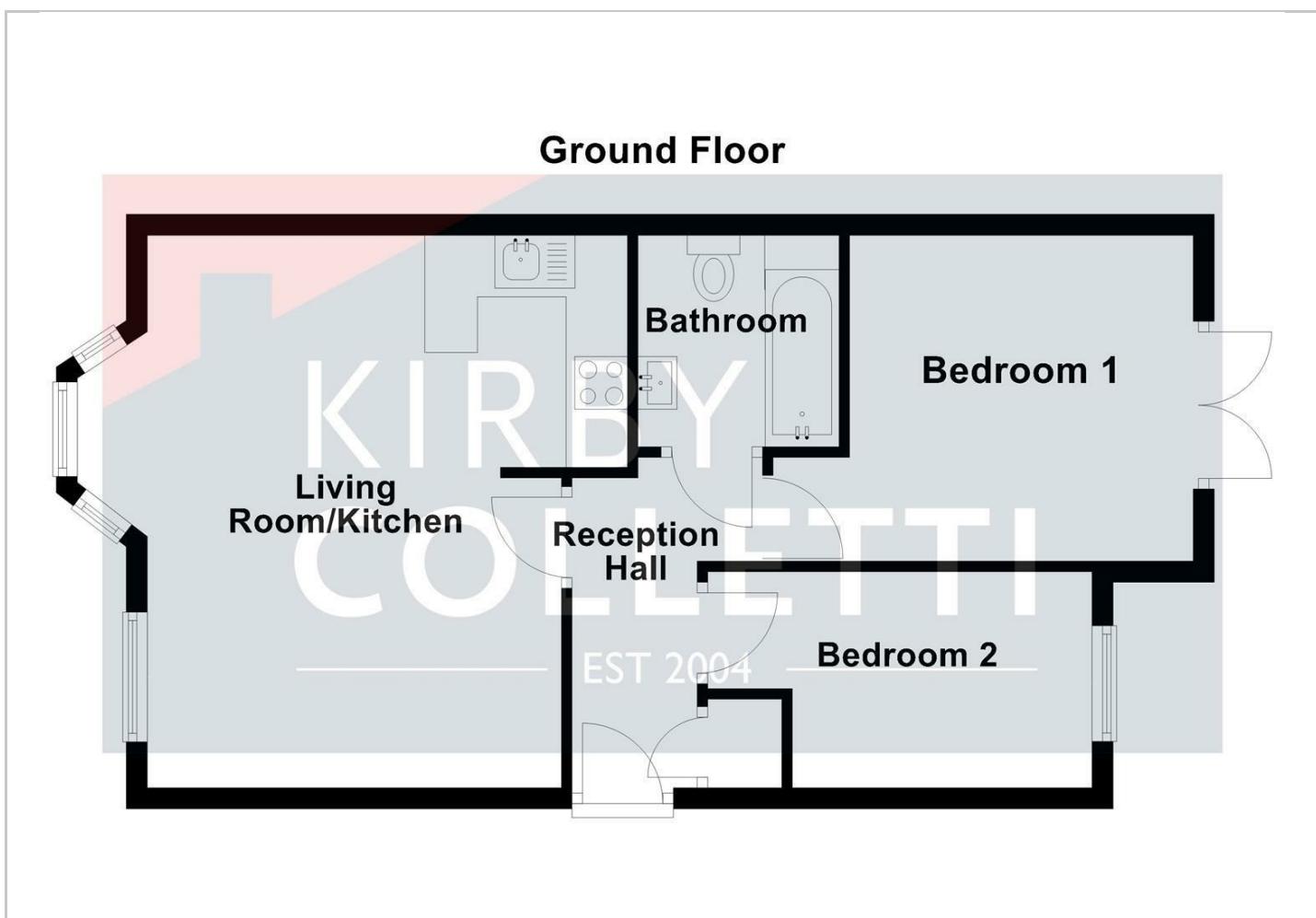
Hybrid Map



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	75	78
(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	78	81
(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		