



KIRBY  
COLLETTI

EST 2004

## 5 Fourways Court, Hertford Road

Hoddesdon, EN11 9JU

Price £250,000



\*\*\* Extended Lease \*\*\* Kirby Colletti are pleased to offer this Well Presented Two Bedroom Ground Floor Apartment ideally situated within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools and Train Station.

The property benefits from Re-Fitted Bathroom, Lounge, Kitchen, uPVC Double Glazing and Garage En Bloc.



## Accommodation

uPVC Double glazed communal front door to communal entrance with stairs to first floor. uPVC double glazed front door to:

### Entrance Hall

Mirror fronted hanging cupboard. Wall mounted electric radiator. Laminate floor. Door to:

### Lounge

15'9" x 10'1" (4.80m" x 3.07m" )

Front aspect uPVC double glazed window. Feature fireplace with inset electric fire. Laminate flooring. Television aerial point. Doorway to:

### Kitchen

10'8" x 6'5" (3.25m" x 1.96m" )

Front aspect uPVC double glazed window. Range of wall and base mounted units. Worksurfaces with tiled splashbacks. Inset single drainer one and half bowl sink unit with mixer tap over. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

### Bedroom One

12'3" x 9'10" (3.73m" x 3.00m" )

Rear aspect uPVC double glazed window. Wall mounted electric radiator. Laminate flooring.

### Bedroom Two

9'1" 6'11" (2.77m" 2.11m" )

Rear aspect uPVC double glazed window. Wall mounted electric radiator.

### Re-Fitted Bathroom

6'11" x 6'5" (2.11m" x 1.96m" )

White suite comprising panel enclosed bath. Wall mounted shower and shower screen. Wash hand basin. Low level W.C. Walls fully tiled. Tiled floor. Large airing cupboard.

### Exterior

Communal gardens. En Bloc Garage accessed via Cherry Tree Road.

### Agents Note

Lease 990 years.

Service Charge. £1080.00 Per Annum.

Ground rent. Zero.

## 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		76
(69-80) C		
(55-68) D	56	
(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		