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16. Brickendon Court, Chapel End, Hoddesdon, EN11 8DL

Asking Price £270,000

**** DEED OF VARIATION PAID BY VENDOR ** / **CHAIN FREE**** This recently REFURBISHED two bedroom apartment is located a short walk away from your local shops and restaurants. With TWO DOUBLE bedrooms this FIRST FLOOR apartment is a must see property. The property is in immaculate condition with lovely finishes throughout, making it an ideal purchase for FIRST TIME BUYERS or INVESTORS achieving around £1400 pcm.

This property also has the additional benefit of a GARAGE EN-BLOC and COMMUNAL GARDENS. Within 20 mins walk to Broxbourne station, Lanes Estate Agents Hertford advise an early viewing to avoid disappointment.



Hallway

10'5 x 3'9 (3.18m x 1.14m)

Fitted carpet. Has a separate storage cupboard that also contains the electric meter, leading to all rooms.

Lounge/ Diner

16'4 x 9'8 (4.98m x 2.95m)

Large double glazed window, fitted carpet throughout lounge/ dining area with a wall mounted electric heater.

Kitchen

11'4 x 7'1 (3.45m x 2.16m)

Double glazed window, laminate flooring throughout kitchen, walls are part painted and tiled featuring splashbacks in areas. Fitted single, electric oven. Electric induction hob and extractor hood. Kitchen also holds space for a washing machine and dishwasher and fridge freezer.

Bathroom

Laminate flooring. Tiled walls. Panel enclosed bath with electric shower over bath. Wall mounted heated towel rail and ceiling mounted spotlights.

Bedroom 1

10'1 x 12'2 (3.07m x 3.71m)

The main bedroom is a spacious double bedroom and has one double glazed window with fitted carpet throughout and one wall mounted electric heater.

Bedroom 2

7'3 x 8'6 (2.21m x 2.59m)

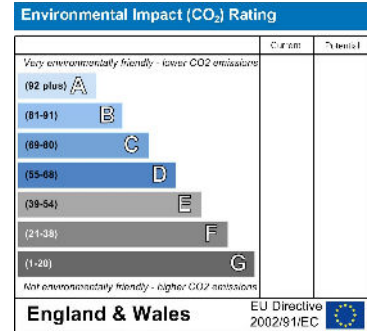
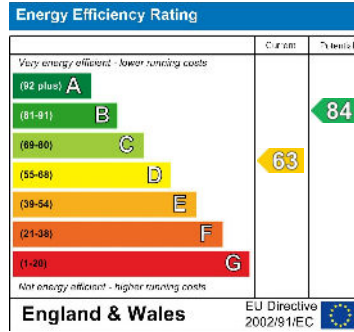
Double glazed window, with fitted carpet throughout the room, wall mounted electric heater

Garage

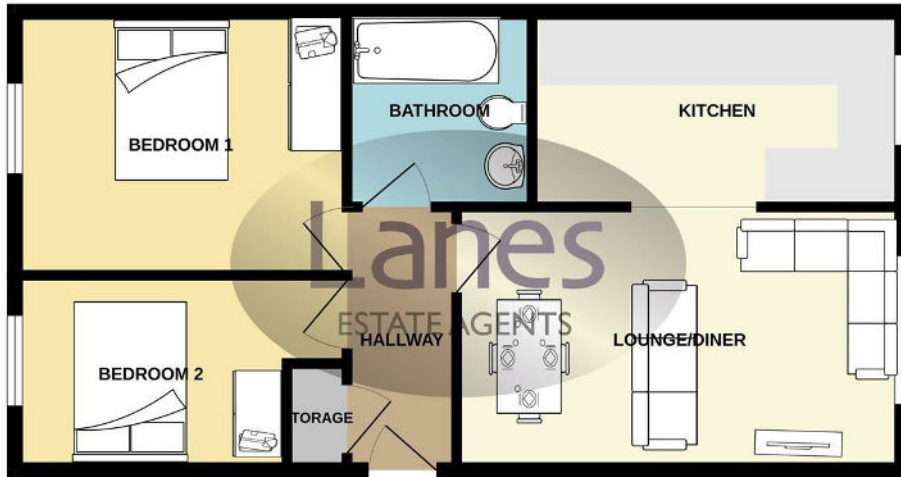
Private garage

Resident Parking

Hertford Estate Agents



GROUND FLOOR
547 sq.ft. (50.8 sq.m.) approx.



TOTAL FLOOR AREA: 547 sq.ft. (50.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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