



30 Barclay Court Park View, Hoddesdon, EN11 8PY
Offers In Excess Of £285,000



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A cracking two bedroom ground floor apartment with its own garage and a superb remaining lease of 997 years and located in the heart of Hoddesdon overlooking Barclay Park, you are perfectly situated for every eventuality.

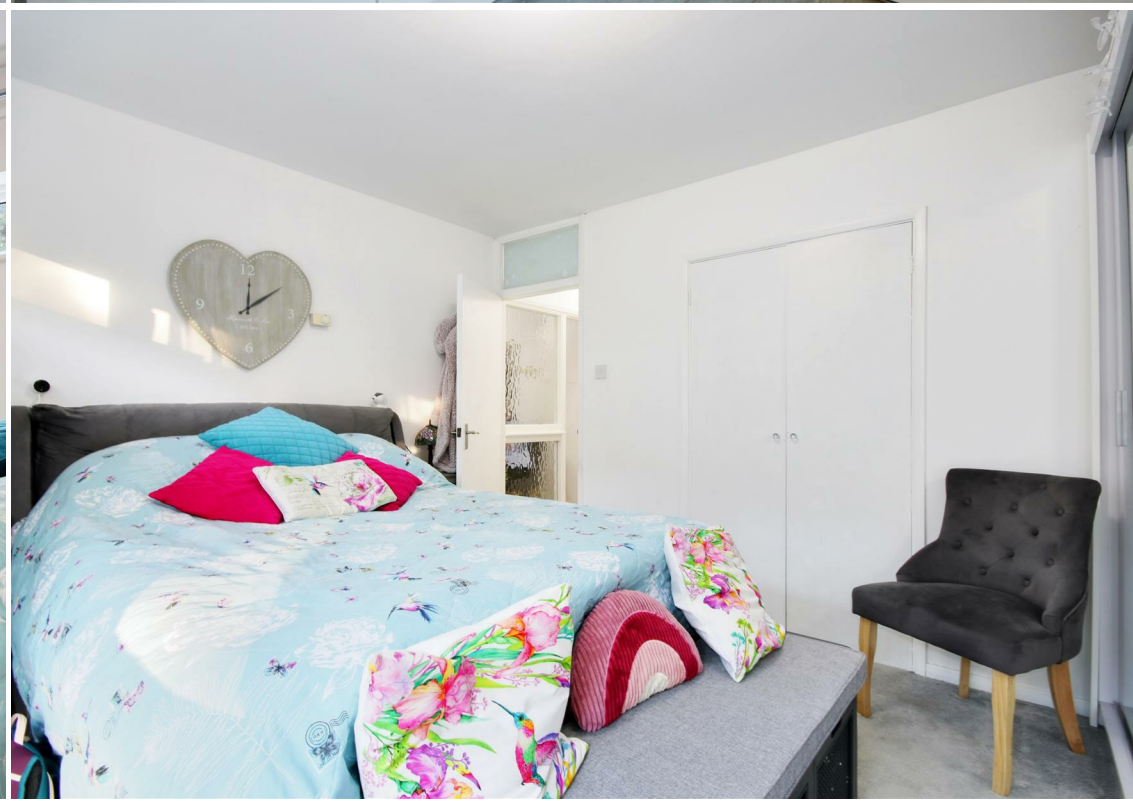
This superb home offers deceptively spacious accommodation, comprising two well-sized bedrooms, a separate bathroom, excellent storage space, a large living room, and a separate, immaculately presented kitchen. Other benefits include original Parquet flooring and underfloor heating throughout and its own small and manageable private garden.

This versatile property is perfect for young couples looking to get onto the ladder, Investors and Downsizers. You are really spoilt for choice for easy access to Hoddesdon Town, countryside walks or whether you need to be within a short walk to a train station, Broxbourne is under one mile away.

Please contact us today for an immediate viewing.

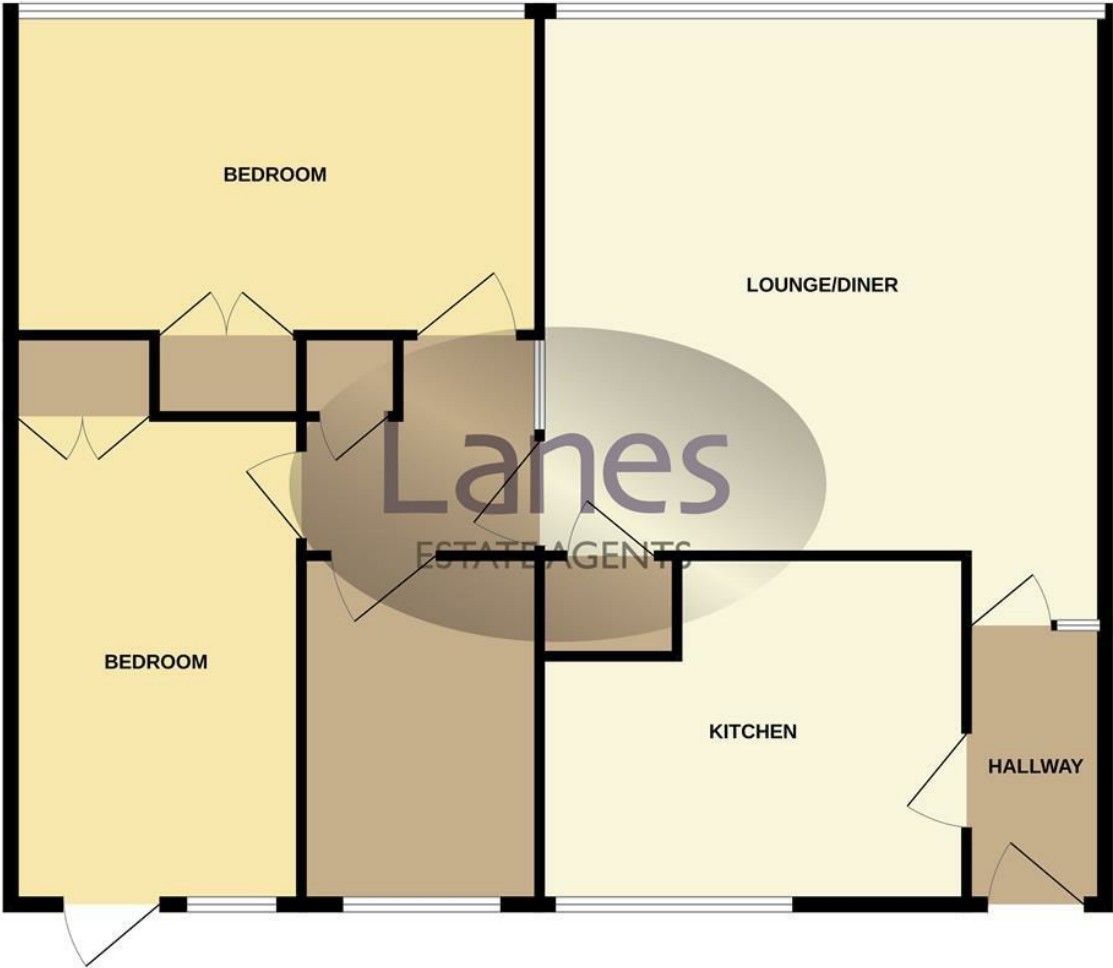


Hallway	
Lounge / Diner	17'5 x 13 (5.31m x 3.96m)
Kitchen	9'1 x 8'9 (2.77m x 2.67m)
Bedroom One	12'11 x 10'2 (3.94m x 3.10m)
Bedroom Two	12'2 x 7'7 (3.71m x 2.31m)
Outside	
Private Garden	
Garage	





GROUND FLOOR



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 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	