



Plomer Avenue, Hoddesdon EN11 9FP

welcome to

Plomer Avenue, Hoddesdon

WILLIAM H BROWN are proud to offer to market this outstanding and beautifully designed TWO BEDROOM GROUND APARTMENT with a FULLY FITTED MODERN BATHROOM, EN SUITE SHOWER ROOM, aluminium double-glazed windows and communal gardens. Being offered with NO UPWARD CHAIN.



Accommodation Comprises

Main communal front door, via intercom system, to communal hallways.

The Apartment

Main front door to:

Entrance Hall

Laminate flooring, doors to lounge, bathroom and two bedrooms.

Lounge / Dining Room

Double glazed bay window to front aspect, power points, laminate flooring, TV point, panel heater, Door to:

Refitted Kitchen

Fitted with wall and base units with ample work surfaces and drawers, washing machine, sink unit, hob and extractor fan,

Bedroom 1

Window to side aspect, power points.

En Suite Shower Room

Fully tiled shower cubicle, sink unit with vanity below, chrome towel rail radiator, spot lights to ceiling, low flush wc.

Bedroom 2

Window to side aspect, power points.

Main Bathroom

A modern suite comprising of a Jacuzzi bath with screen, sink unit, low flush wc,

Exterior

Communal gardens and communal parking.



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Plomer Avenue, Hoddesdon

- Two bedroom ground floor apartment
- Beautifully designed throughout
- Modern fully fitted bathroom
- En suite shower room to master bedroom
- Aluminium double glazed windows
- Well maintained communal gardens
- No onward chain
- Modern development

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1529.28 Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of **£240,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112948 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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