

Creaven Court Lowfield Lane,Hoddesdon EN11 8PD

william h brown

welcome to

Creaven Court Lowfield Lane,Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this NO CHAIN TWO DOUBLE BEDROOM LUXURY FIRST FLOOR APARTMENT positioned within the heart of Hoddesdon's vibrant town centre. The apartment boasts a LUXURY EN SUITE SHOWER ROOM, DOUBLE GLAZED WINDOWS, GAS CENTRAL HEATING and ALLOCATED PARKING.













Accommodation Comprises
Main communal front door leading to communal entrance hall via intercom system. Carpeted stair wells to all floors.

The Apartment
Main front door to:

Spacious Entrance Hall
Storage cupboard, doors to two bedrooms, bathroom, open plan kitchen/lounge.

Lounge / Open Plan Kitchen
LOUNGE: Feature double glazed box bay window to front aspect, power points. KITCHEN AREA with a range of modern wall cupboards, ample work tops, fitted hob, oven, integrated fridge freezer, washing machine and dishwasher.

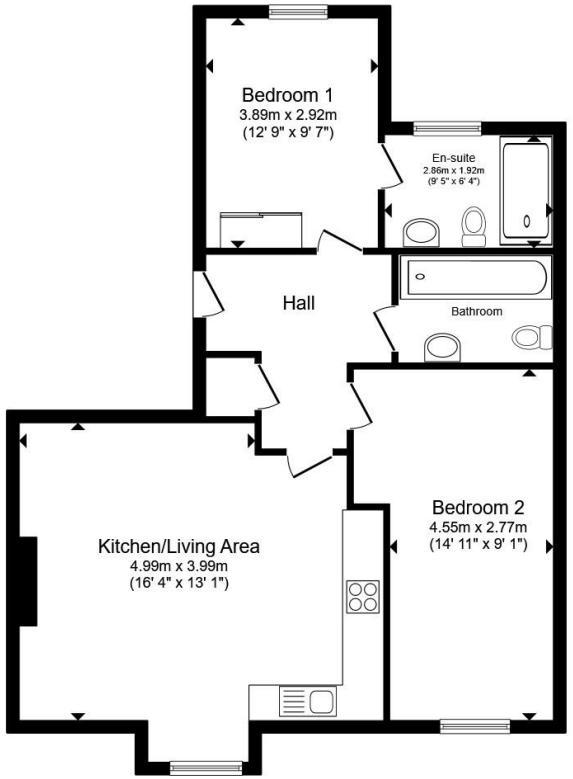
Bedroom 1
Double glazed window to rear aspect, power points, built in wardrobes, door to:

En Suite Shower Room
Walk in shower cubicle, wc, sink unit, double glazed window.

Bedroom 2
Double glazed window to front aspect, power points.

Bathroom
A panelled bath, wc, sink unit.

Exterior
Allocated parking.



Total floor area 81.0 m² (872 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Creaven Court Lowfield Lane, Hoddesdon

- No onward chain
- Two double bedrooms
- En suite shower room to principal bedroom
- Spacious accommodation throughout
- Double glazed windows & Gas central heating
- Allocated parking
- Town centre location
- Ideal first time buy or investment purchase

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: C Service Charge: 1675.35 Ground Rent: 251.85
This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£265,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
HSD113149 - 0006

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.

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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.