KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



5 Stanstead Drive

Hoddesdon EN11 9HQ

Price £130,000

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CHAIN FREE* CASH BUYERS ONLY DUE TO SHORT LEASE

Kirby Colletti are pleased to offer this One Bedroom First Floor Flat ideally situated in Stanstead Drive, Hoddesdon. IN NEED OF MODERNISATION, the property offers an excellent opportunity for buyers looking to renovate and create a home to their own taste. The lease can be extended by an additional 90 years at an approximate cost of £40,000, plus legal fees.

The property benefits from its own front garden and is conveniently located within easy access of local shops, schools, amenities and Rye House Railway Station, with the A10 and M25 also nearby.









ACCOMMODATION
Communal entrance hall with door to:

ENTRANCE HALL
7' x 2'8" (2.13m x 0.81m)
Doors to Bedroom and Bathroom. Storge cupboard. Door to:

LOUNGE/DINING ROOM
10'5" x 13'2" (3.18m x 4.01m)
Rear aspect uPVC double glazed window. Radiator. Sliding door to:

KITCHEN
5'9" x 8'3" max (1.75m x 2.51m max)
Side aspect uPVC double glazed window. Wall mounted gas boiler.

BEDROOM
11'4" x 10'2" max (3.45m x 3.10m max)
Front aspect uPVC double glazed window. Storage cupboard.

BATHROOM/W.C.
4'9" x 8'3" (1.45m x 2.51m)
Side aspect uPVC double glazed window. Airing Cupboard.

OUTSIDE

FRONT GARDEN

AGENTS NOTE
Lease Terms: 48 years remaining. To add an additional 90 years will cost approx. £40,000 plus Legal costs
Service Charge: £0
Ground Rent: £25 per annum
Council Tax. BAND A, Borough Of Broxbourne

Road Map



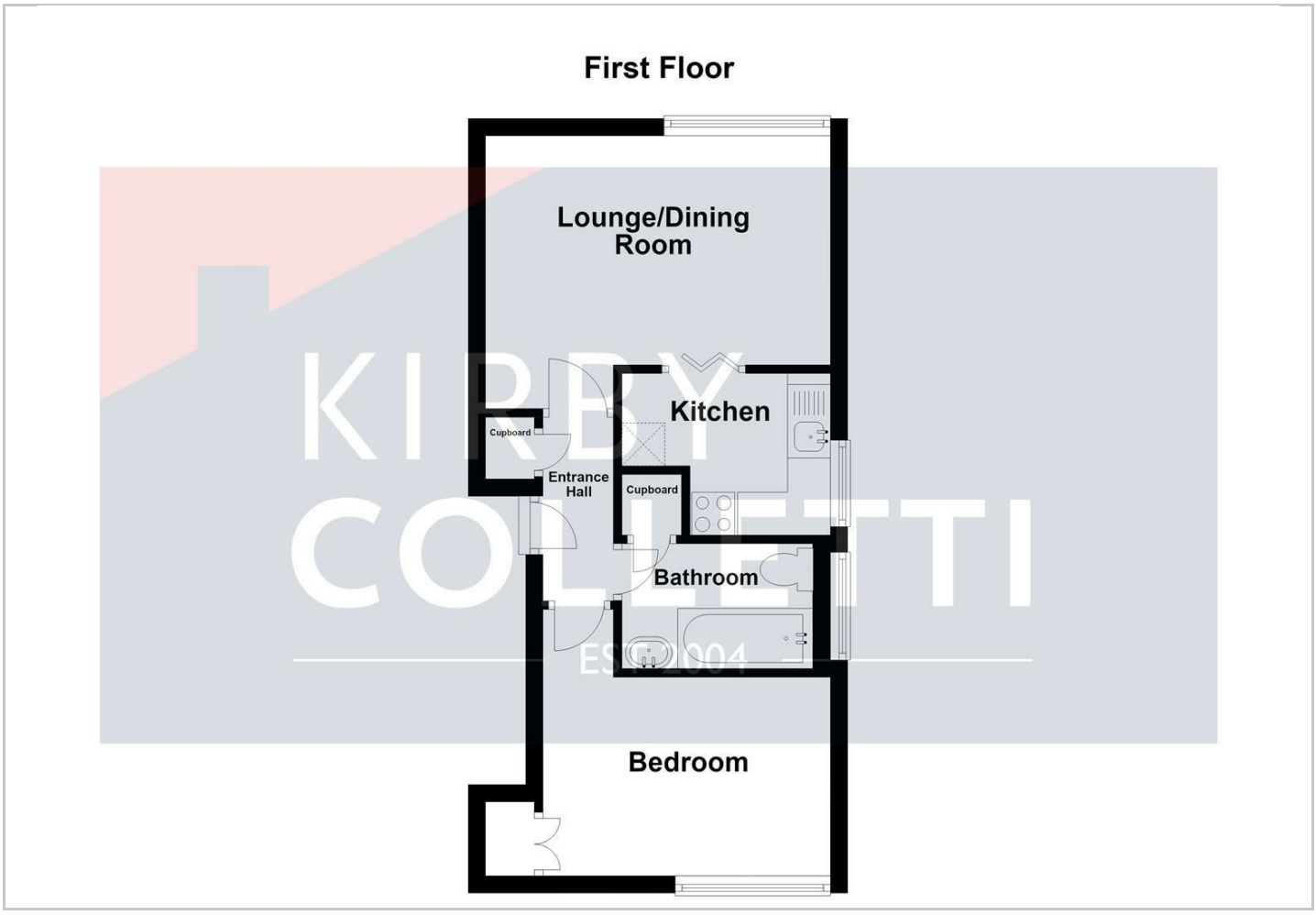
Hybrid Map



Terrain Map



Floor Plan

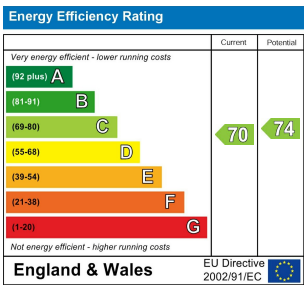


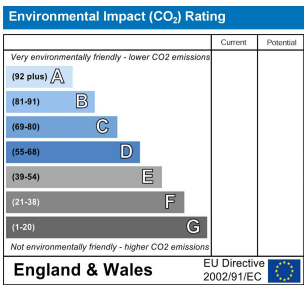
Viewing

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





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