



Brunswick Court Rawdon Drive, Hoddesdon EN11 8DH

welcome to

Brunswick Court Rawdon Drive, Hoddesdon

WILLIAM H BROWN are pleased to introduce to market this NO CHAIN TWO BEDROOM TOP FLOOR FLAT located within the heart of Hoddesdon town with its many high street shopping amenities. The flat offers spacious living accommodation throughout and benefits from UNDERCOVER PARKING.



Accommodation Comprises

Main front door via intercom system to communal hallways, stairs to all floors.

The Apartment

Main front door to:

Entrance Hall

Laminate flooring, coving, power points, storage cupboard. Doors to LOUNGE, BATHROOM, BEDROOM 1 and BEDROOM 2.

Lounge

16' 7" x 10' 2" (5.05m x 3.10m)

Double glazed window, power points, laminate flooring, panel heater. Door to:

Kitchen

11' 6" x 6' 9" (3.51m x 2.06m)

With a range of modern wall cupboards, ample work tops with cupboards and drawers below, hob, oven and extractor fan, stainless steel sink unit, space for fridge freezer, washing machine, tiled walls.

Bedroom 1

12' 1" max x 9' 10" max (3.68m max x 3.00m max)

Double glazed window, power points, panel heater.

Bedroom 2

10' 10" plus door reced x 7' 8" (3.30m plus door reced x 2.34m)

Double glazed window, power points.

Bathroom

A panelled bath with wall mounted shower unit, low level flush WC sink unit, tiled flooring and walls, airing cupboard, double glazed window.

Exterior

Communal gardens and ALLOCATED UNDERCOVER PARKING.



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welcome to

Brunswick Court Rawdon Drive, Hoddesdon

- Well Presented Top Floor Apartment
- Two Bedrooms
- Allocated Parking
- Within Reach of Town Centre
- 0.9mile walk to Broxbourne Station

Tenure: Leasehold EPC Rating: E

Council Tax Band: C Service Charge: 1560.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 166 years from 01 May 1975. 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 **£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112729 - 0004

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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