



Teale House Colthurst Gardens, Hoddesdon EN11 0GB



welcome to

Teale House Colthurst Gardens, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this well presented TWO BEDROOM FIRST FLOOR APARTMENT conveniently located within walking distance of RYE HOUS RAILWAY STATION with its regular services into London Liverpool Street. An internal viewing is highly recommended.



Accommodation Comprises

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

The Apartment

Main front door to

Hallway

Doors to two bedrooms, kitchen, lounge/dining room.

Lounge / Dining Room

Window, power points, tv points, radiator.

Kitchen

With a range of modern wall cupboards, ample work tops with cupboards and drawers under, sink unit, washing machine, fitted hob, oven, extractor fan, space for fridge freezer, wall mounted combination boiler.

Bedroom 1

Window to front aspect, power points, radiator.

Bedroom 2

Window, power points, radiator.

Bathroom

Comprising a panelled bath, sink unit, low level flush wc, window, towel rail.

Exterior

Residents parking and communal garden.

Agents Note

SO RESI Housing Association have advised that they would be prepared to staircase a purchase transaction to enable 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 40% share plus the remaining 60% share of the property from SO RESI Housing Association. The advertised price is for the 100% Freehold. Service Charge is £2345.28 including Building Insurance . Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability.



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Teale House Colthurst Gardens, Hoddesdon

- Well presented two bedroom first floor apartment
- Bright and spacious accommodation throughout
- Modern and well maintained interior
- Ideal for first time buyers, downsizers or investors
- Conveniently located close to local amenities and shops

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 2345.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£205,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112909 - 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.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)