



20 Belvedere Court High Street

Hoddesdon EN11 8UX

Price **£270,000**



KIRBY COLLETTI are delighted to bring to market this truly exceptional TWO DOUBLE BEDROOM TOP FLOOR RETIREMENT APARTMENT for over 60's Only. Situated in this ideal location for Hoddesdon Town Centre, Barclay Park and also a short walk to Broxbourne Railway Station.

Some of the many features include 20ft Lounge/Dining Room, uPVC Double Glazing, Re Fitted Kitchen, Re Fitted Shower Room, Electric Radiators, Security Entryphone System, Residents Lounges and Communal Laundry Room



ACCOMMODATION

Entrance door to:

RECEPTION HALL

Storage cupboard. Airing cupboard. Security entry phone system.

SPACIOUS LOUNGE/DINER

20'4 16'7 max (6.20m 5.05m max)
uPVC Double glazed window. Feature fireplace.
Two electric radiators. Doorway to:

RE FITTED KITCHEN

8'9 x 7'4 (2.67m x 2.24m)
Two uPVC double glazed windows. Range of White high gloss wall and base units with worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven and hob. Space for fridge/freezer. Coved ceiling.

BEDROOM 1

15'7 x 10'4 (4.75m x 3.15m)
uPVC Double glazed window. Mirror fronted fitted wardrobes. Electric radiator. Coved ceiling.

BEDROOM 2

13'5 max x 8'10 (4.09m max x 2.69m)
uPVC Double glazed window. Mirror fronted fitted wardrobes. Electric radiator. Coved ceiling.

LUXURY RE FITTED SHOWER ROOM

6'5 x 5'6 (1.96m x 1.68m)
Fully tiled walls to compliment this white suite comprising a large fully tiled shower and wall unit incorporating wash hand basin and toilet with concealed cistern. Chrome heated towel rail. Recessed ceiling spotlights. Extractor fan.

OUTSIDE

Communal patio area with west facing seating area. Residents parking.

COMMUNAL AREAS

There are two residents lounges to enjoy and socialise with other residents. Communal laundry room. Also there is guest room which can be hired subject to availability.

AGENTS NOTES

LEASE: 125 years from 01/01/1989 - approx. 90 years remaining.
GROUND RENT: £651.72
SERVICE CHARGE: £5471.02

Road Map



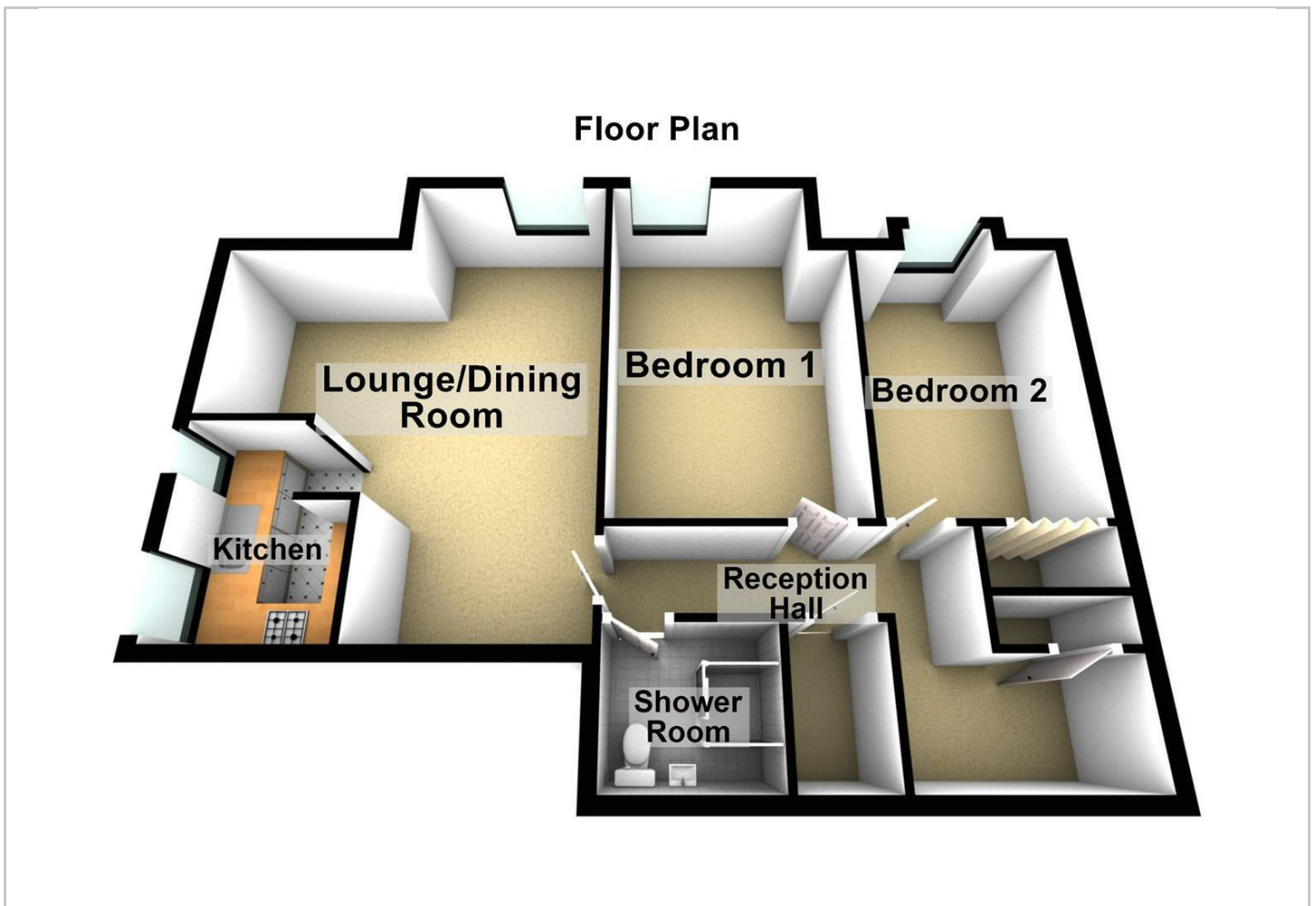
Hybrid Map



Terrain Map



Floor Plan

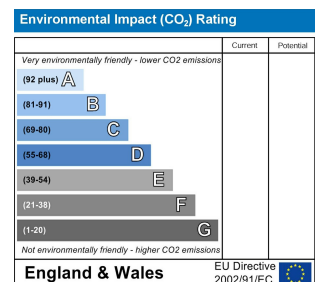
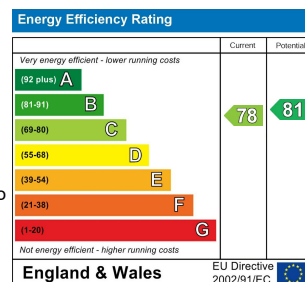


Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph



Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET

T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk