



47 St Cross Court Upper Marsh Lane

Hoddesdon, EN11 8LG

Price £333,000



KIRBY COLLETTI are delighted to market this SUPERBLY PRESENTED LUXURY TWO/THREE BEDROOM FIRST FLOOR APARTMENT situated in this highly regarded development which is ideally located within a short walk to Hoddesdon Town Centre and Broxbourne's Railway Station with it's excellent service into London.

Some of the many features include 21ft Lounge with views overlooking the Lea Valley, Dining Room/Bedroom Three, Re-Fitted Kitchen, Re-Fitted Bathroom, En-Suite Shower Room, Security Entryphone, uPVC Double Glazing and Allocated Parking for Two Cars.

- TWO/THREE BEDROOM FIRST FLOOR APARTMENT
- WALKING DISTANCE TO BROXBORNE TRAIN STATION
- RE-FITTED KITCHEN
- ALLOCATED PARKING FOR TWO CARS
- SUERBLY PRESENTED
- 21ft LOUNGE WITH VIEWS OVER LEA VALLEY
- RE-FITTED BATHROOM/W.C
- WALKING DISTANCE TO HODDESDON TOWN CENTRE
- DINING ROOM/BEDROOM THREE
- EN SUITE SHOWER ROOM



ACCOMMODATION

Communal entrance door to:

ENTRANCE HALL

17'6 x 3'10 (5.33m x 1.17m)

Storage cupboard. Security Entryphone handset.

LOUNGE

21 x 10'8 (6.40m x 3.25m)

Three front aspect uPVC double glazed windows and window to side with views over the Lea Valley. Two night storage heaters. Open to dining room/bedroom three. Door to:

DINING ROOM/BEDROOM THREE

10'3 x 7'2 (3.12m x 2.18m)

Front aspect uPVC double glazed window.

RE-FITTED KITCHEN

10'3 x 7'4 (3.12m x 2.24m)

Side aspect uPVC double glazed window. Range of high gloss wall and base units with marble effect work surfaces over. Stainless steel inset sink unit. Built in electric oven. Induction hob. Plumbing for washing machine. Integrated dishwasher.

BEDROOM ONE

17'10 x 8'8 (5.44m x 2.64m)

Side aspect uPVC double glazed window. Mirror fronted fitted wardrobe. Night storage heater.

EN SUITE SHOWER ROOM

5'6 x 6'9 (1.68m x 2.06m)

Fully tiled walls. Fully tiled shower cubicle. Low level W.C. Pedestal wash hand basin. Extractor fan. Dimplex electric heater.

BEDROOM TWO

16'10 x 6'9 (5.13m x 2.06m)

Side aspect uPVC double glazed window.

LUXURY BATHROOM/W.C

Re-fitted white suite. Panelled enclosed bath with mixer tap and shower attachment. Glazed screen. Pedestal wash hand basin. Low level W.C. 'Metro' tiling to walls. Ceramic tiled floor. Chrome heated towel rail. Extractor fan.

OUTSIDE

Communal gardens. Allocated parking for two cars.

AGENT NOTES

Service charge: £1833.75 Per Annum.

Ground rent: £250.00 Per Annum.

Lease: 99 year from 14/07/2013, 88 years remaining

Council Tax: Band C



Road Map



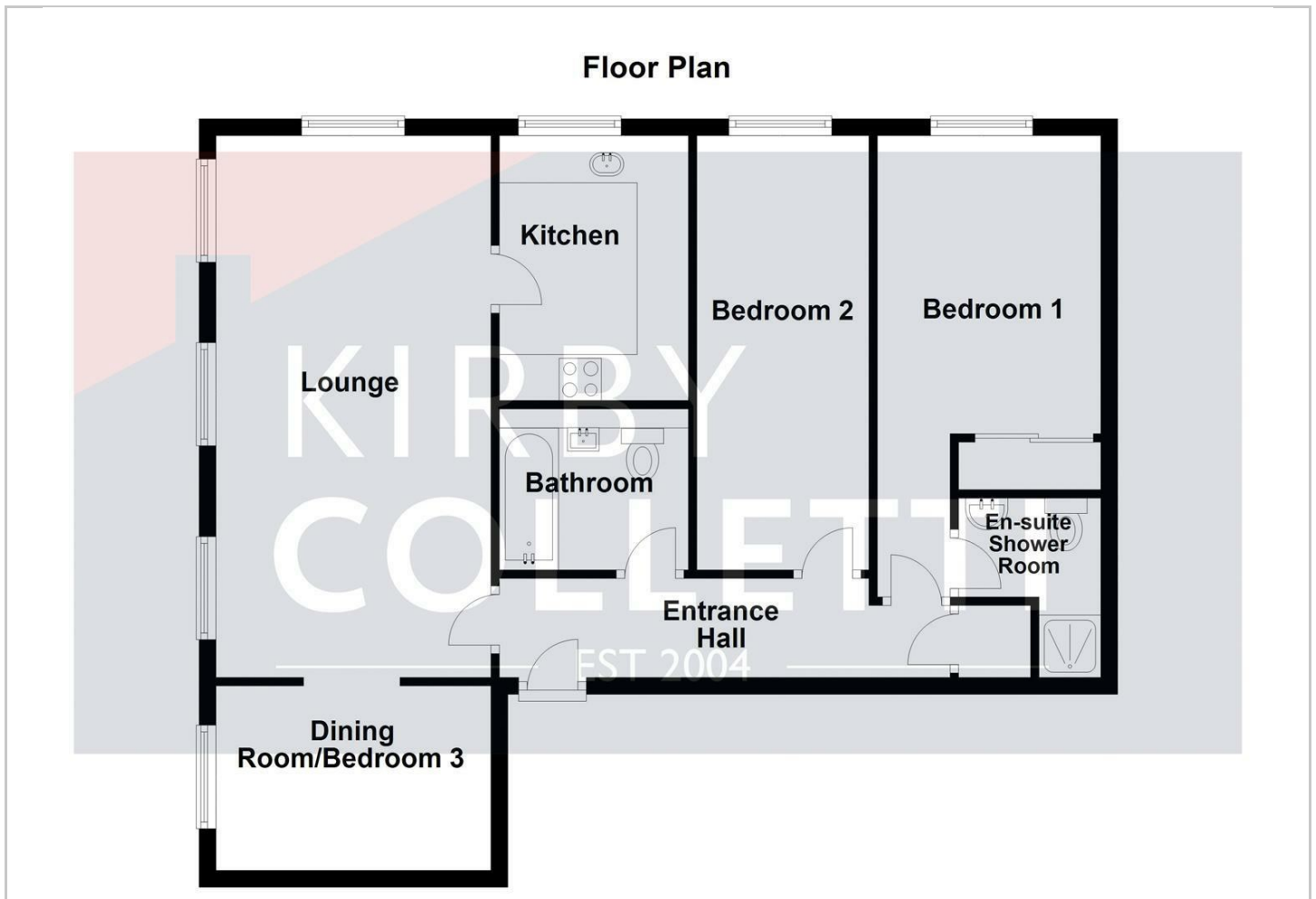
Hybrid Map



Terrain Map



Floor Plan

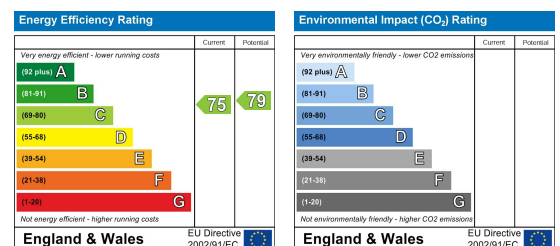


Viewing

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



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