



## 10 Chaucer Court Chaucer Way

Hoddesdon EN11 9QW

Guide Price £175,000



\*\*\* Extended Lease and Chain Free\*\*\* Kirby Colletti are pleased to offer this Top Floor One Double Bedroom apartment ideally situated for all local amenities and within easy access to Local Shops, Schools, Bus Services, Train Station and Hoddesdon Town Centre with its comprehensive shopping facilities.

The property benefits from Security Entry System, uPVC Double Glazing, Residents Store Room, Communal Gardens and Residence Parking.



## Accommodation

Communal front door via security entry phone to communal entrance hall with stairs to first and second floor. Front door to:

### Entrance Hall

Storage/Airing cupboard housing hot water cylinder. Laminate flooring. Door to:

### Lounge

13 x 12'8" (3.96m x 3.86m")

Rear aspect uPVC double glazed window and door to Balcony. Laminate flooring. Coved ceiling.

### Kitchen

9'11" x 7 (3.02m" x 2.13m)

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged work surfaces. Tiled splash backs. Inset single drainer stainless steel sink unit. Cooker point. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

## Double Bedroom

12'8" x 10'6" (3.86m" x 3.20m" )

Rear aspect uPVC double glazed window. Wall mounted electric panelled heater.

## Bathroom

7'1" x 6'2" (2.16m" x 1.88m")

Front aspect uPVC double glazed window. White suite comprising panel enclosed bath mixer tap and shower attachment over. Wall mounted shower and shower screen. Low level W.C. Wash hand basin. Part tiled walls.

## Exterior

Residence Store cupboard. Residence parking.

## Communal garden

Walled and laid to lawn.

## Agents note

Service Charge £116.75 per month.

Ground Rent. Peppercorn.

Lease 139 years remaining.

### Road Map



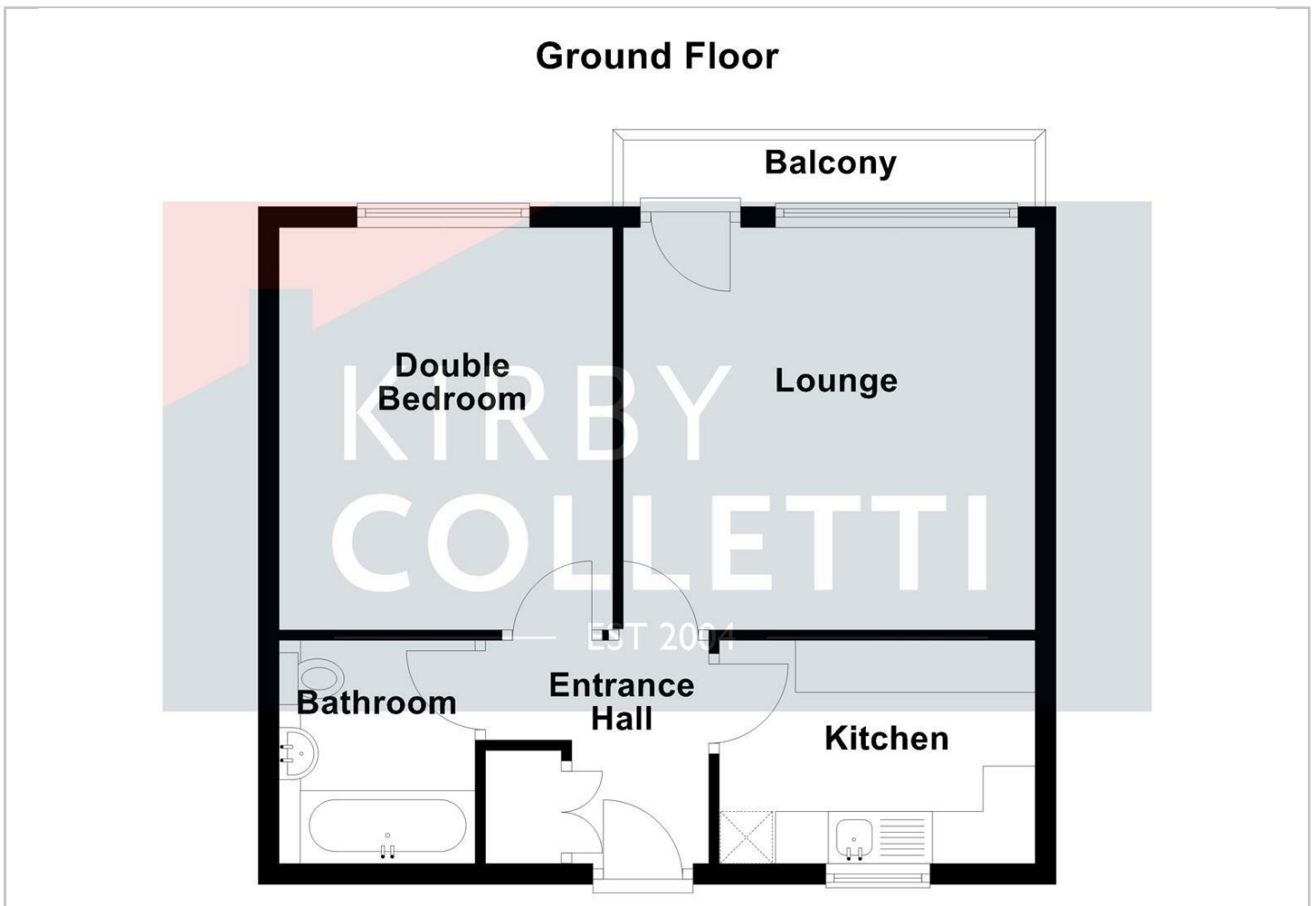
### Hybrid Map



### Terrain Map



### Floor Plan

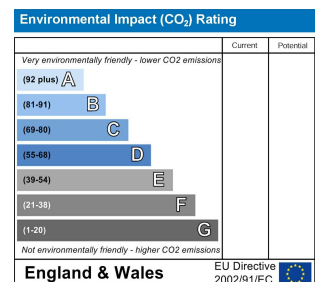
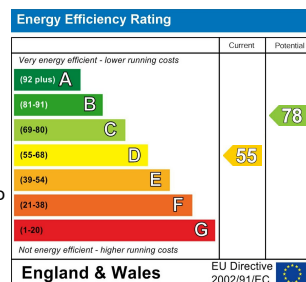


### Viewing

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