



49 Charles House Village Close

Hoddesdon EN11 0GN

Price **£200,000**



OFFERED CHAIN FREE! Kirby Colletti are delighted to bring to market this **SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT** which is conveniently located for Rye House Railway Station, Local Shops, Parks and Bus Services.

Features include 16ft Lounge, Fitted Kitchen, Bathroom/W.C, Video Entry Phone System, uPVC Double Glazing, Gas Heating to Radiators and Allocated Parking.



ACCOMMODATION

Communal entrance door to:

ENTRANCE HALL

16'6 x 3'1 (5.03m x 0.94m)

Laminate wood flooring. Radiator. Security Entryphone handset.

LOUNGE

16 x 10'2 (4.88m x 3.10m)

Front aspect uPVC double glazed window. Laminate wood flooring. Radiator.

KITCHEN

13'3 x 5'7 (4.04m x 1.70m)

Rear aspect uPVC double glazed window. Range of wall and base units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Built in electric oven. Gas hob. Plumbing for washing machine. Space for fridge freezer and freezer. Laminate wood flooring. Wall mounted gas boiler.

BEDROOM ONE

12'7 x 9'6 (3.84m x 2.90m)

Front aspect uPVC double glazed window. Laminate wood flooring. Radiator.

BEDROOM TWO

12'7 x 6'10 (3.84m x 2.08m)

Front aspect uPVC double glazed window. Laminate wood flooring. Radiator.

BATHROOM/W.C

6'4 x 5'8 (1.93m x 1.73m)

Rear aspect uPVC double glazed window. Pedestal wash hand basin with mixer tap and shower attachment. Tiled surround. Low level W.C. Pedestal wash hand basin. Radiator.

AGENT NOTES

Lease: 100 Years Remaining

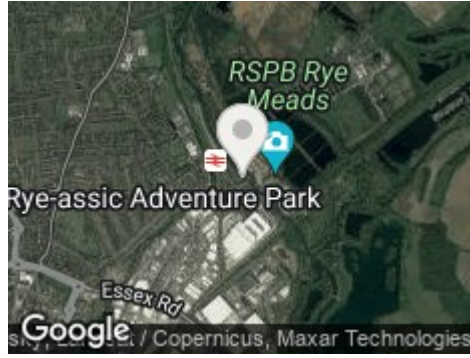
Ground rent: £100 per annum

Service charge: £1,440 per annum

Road Map



Hybrid Map



Terrain Map



Floor Plan

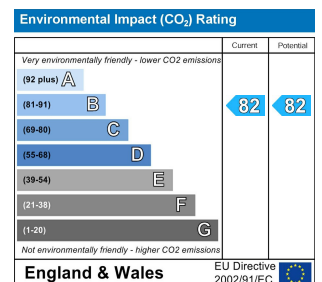
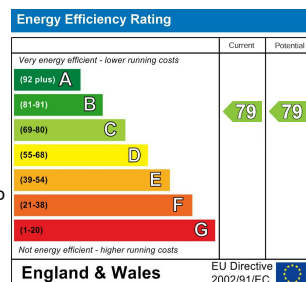


Viewing

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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