



11 Esdaile Hall Esdaile Lane

Hoddesdon EN11 8FD

Price **£255,000**



OFFERED CHAIN FREE!! Kirby Colletti bring to market this spacious and beautifully presented TWO DOUBLE BEDROOM FIRST FLOOR RETIREMENT APARTMENT for the over 55's. Conveniently positioned within the heart of Hoddesdon Town Centre with its wealth of shopping amenities.

The property benefits from 15ft Living Room, Fitted Kitchen with Integrated Appliances, Luxury Bath/Shower Room/W.C., Gas Central Heating, uPVC Double Glazed Windows, Security Entryphone, Communal Lounge with Kitchen, Communal Laundry Room and Communal Garden. ** An internal viewing is highly recommended **



ACCOMMODATION

Entrance door to:

RECEPTION HALL

10'2 x 4'6 (3.10m x 1.37m)

Storage cupboard. Cupboard housing central heating boiler.

LIVING ROOM

15 x 14 max (4.57m x 4.27m max)

Front aspect double glazed window. Two radiators. Security Entryphone handset. Open to:

FITTED KITCHEN

11'3 x 6'6 (3.43m x 1.98m)

Fitted with a range of light wood effect wall and base units incorporating integrated fridge/freezer and integrated dishwasher. Stainless steel single drainer sink unit. Built in electric oven and electric hob.

BEDROOM 1

18 max x 8'8 (5.49m max x 2.64m)

Front aspect bay with two double glazed windows. Radiator. Fitted wardrobes.

BEDROOM 2

14'6 max x 7'10 (4.42m max x 2.39m)

Front aspect bay with two double glazed windows. Radiator.

BATH/SHOWER ROOM/W.C

8'7 x 6'7 (2.62m x 2.01m)

Panel enclosed bath with mixer tap. Fully tiled shower cubicle. Pedestal wash hand basin. Low level W.C. Heated towel rails. Extractor fan.

COMMUNAL AREAS

There is Large Communal Lounge/Conservatory with a fitted Kitchen which is a fabulous area to be enjoyed with other residents, that leads onto the paved communal garden area. Communal Laundry Room.

AGENTS NOTES

LEASE: 299 from 2008

GROUND RENT: £250 per year

SERVICE CHARGE: £ 2729 per year (Paid over 10 monthly instalment's

COUNCIL TAX: Band D

Road Map



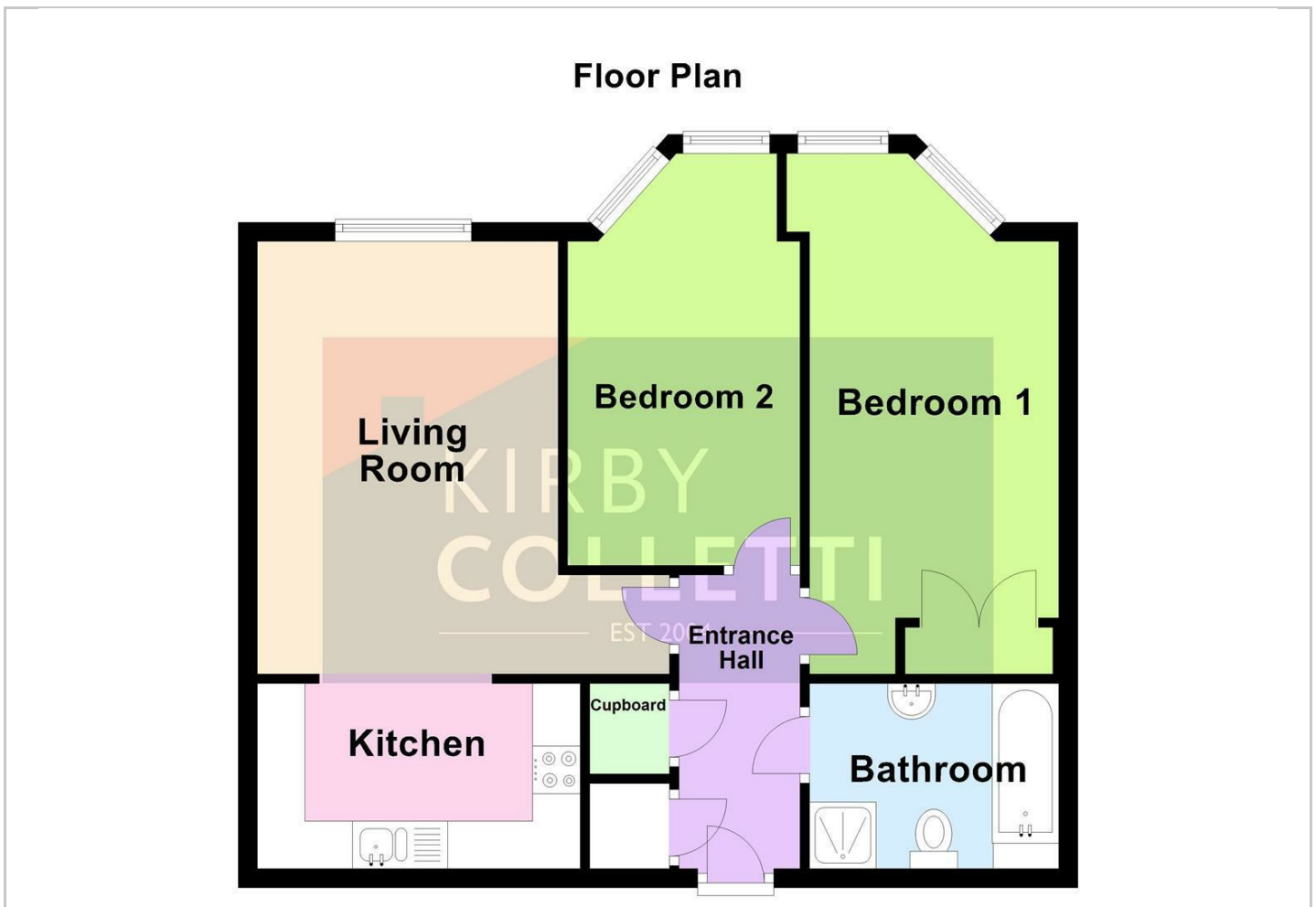
Hybrid Map



Terrain Map



Floor Plan

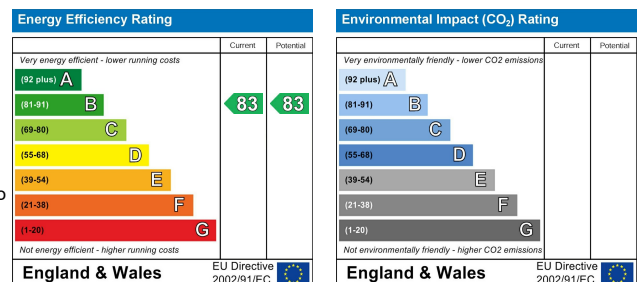


Viewing

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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