



11 Amwell Court Amwell Street

Hoddesdon EN11 8UN

Price **£199,000**



KIRBY COLLETTI are pleased to bring to market this well presented ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT situated in this highly regarded development within a short walk Hoddesdon Town Centre with its excellent Shopping Facilities, Bus Stops, Restaurants and Rye House Railway station.

The property benefits from a Long Lease, Spacious 20ft Lounge/Kitchen, Luxury Bathroom/W.C, uPVC Double Glazing, Built in Wardrobes to Bedroom One, Security Entryphone and Residents Parking.



ACCOMMODATION

Communal entrance door to:

RECEPTION HALL

Laminate wood flooring. Security Entryphone handset.

LIVING ROOM/KITCHEN

20'6 x 11'9 max points (6.25m x 3.58m max points)

uPVC double glazed window. Range white gloss wall and base units with marble effect work surfaces over and mirror tiled splashbacks. Electric oven and hob. Extractor fan. Plumbing for washing machine. Circular stainless steel single drainer sink unit. Laminate wood flooring. Electric heater.

BEDROOM ONE

10'9 x 8 (3.28m x 2.44m)

Front aspect uPVC double glazed window. Fitted wardrobes.

BATHROOM/W.C

6'4 x 5'6 (1.93m x 1.68m)

Panel enclosed bath with mixer tap, shower attachment and folding screen. Unit incorporating toilet with concealed cistern. Wash hand basin with cupboard below. Laminate wood flooring.

OUTSIDE

Residents parking.

AGENT NOTES

LEASE: 148 Years remaining

GROUND RENT: Nil

SERVICE CHARGE: £660 Per Year. Paid in 10 monthly payments.

Road Map



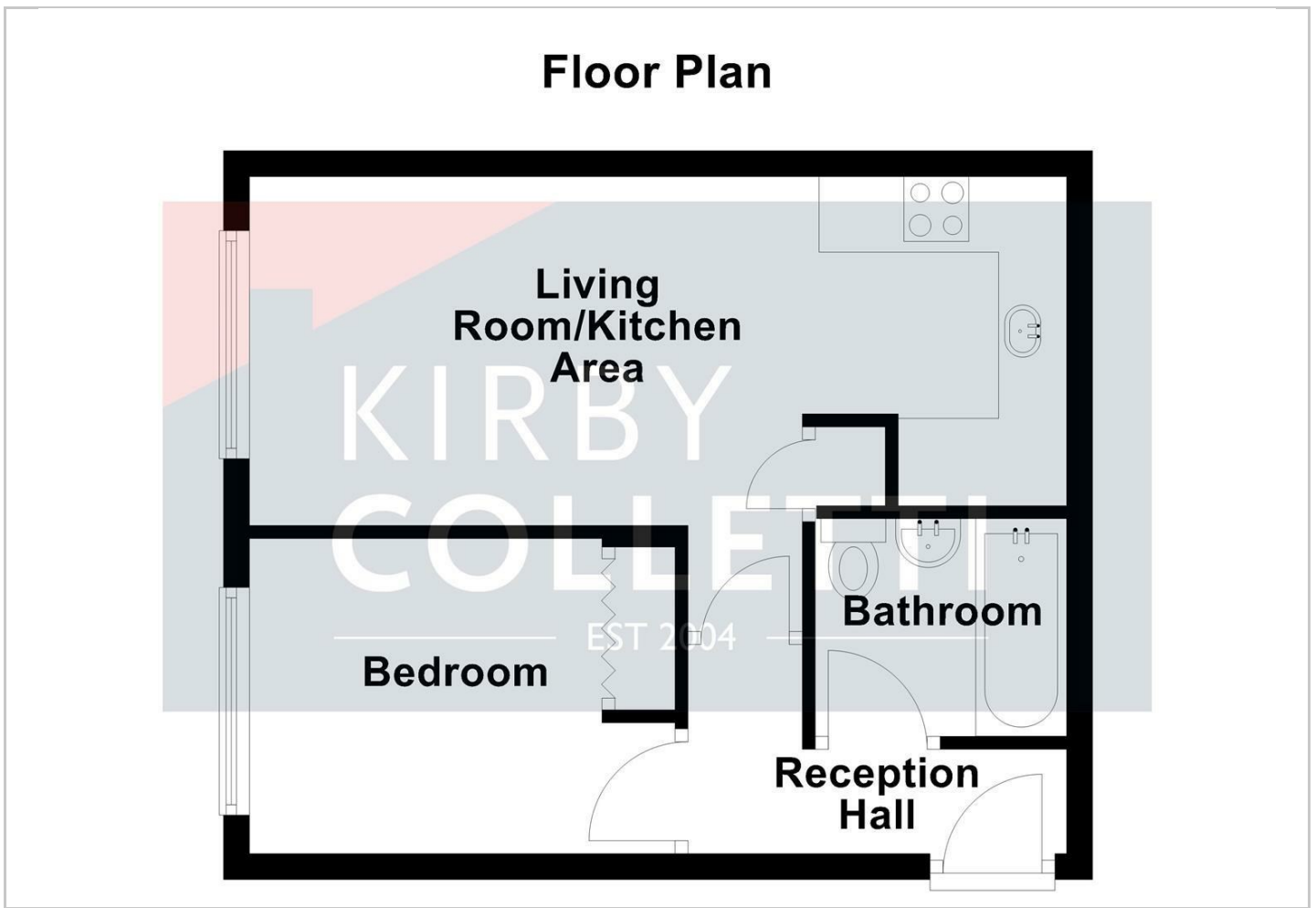
Hybrid Map



Terrain Map



Floor Plan

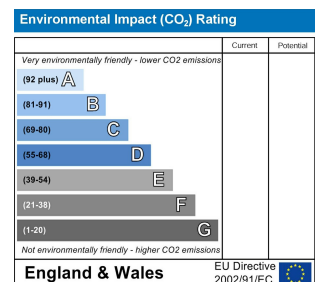
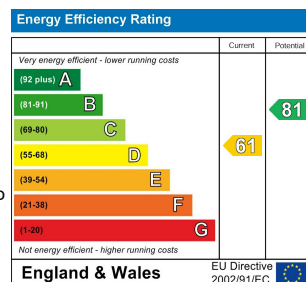


Viewing

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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