



- SPLIT LEVEL MAISONETTE
- TWO BEDROOMS
- LONG LEASE
- BALCONY

Hillside, Hoddesdon, EN11 8RW

PRICE: £240,000 SHARE OF FREEHOLD

SPACIOUS TWO BEDROOM SECOND FLOOR SPLIT LEVEL MAISONETTE. Close to town centre. Two double bedrooms, fitted kitchen, tiled bathroom. WALK ON BALCONY. Garage en bloc. Long lease in excess of 950 years unexpired.



Property Description

Hillside is located close to the historic market town of Hoddesdon with an excellent selection of shops, eateries and public houses additionally boasting a vibrant bi-weekly market.

Broxbourne and Rye House stations are within a short drive for direct access into central London.

The property benefits from a share of freehold with a residue of 999 year lease making it an excellent first time buyer or investment purchase with an achievable rental income of £1400 per calendar month.

The property is a split level maisonette located on the third and fourth floor and is accessed via communal hallways. The internal accommodation comprises a spacious entrance hall with a built in cupboard and stairs ascending. The entrance hall provides access to the lounge which is light and airy and benefits from a walk on balcony. The kitchen accessed from the lounge is fitted with a range of wood effect wall and base units with built in oven and hob and utility cupboard.

The top floor accommodation comprises a landing with a built in cupboard and provides access to bedrooms and bathroom.

Bedrooms one and two are a generous double and single respectively, whilst a fully tiled bathroom with a three piece complete this level.

Externally there is a garage en bloc





There are currently tenants in the property who have been given notice to vacate and on that basis the property will then be chain free.

Early viewing is highly recommended

ACCOMMODATION IN BRIEF COMPRISES:

ENTRANCE HALL

LOUNGE

12' 8" x 10' 8" (3.86m x 3.25m)

KITCHEN

13' 2" x 7' 11" (4.01m x 2.41m)

LANDING

14' 5" x 2' 9" (4.39m x 0.84m)

BEDROOM ONE

12' 6" x 10' 6" (3.81m x 3.2m)

BEDROOM TWO

11' 4" x 6' 1" (3.45m x 1.85m)

BATHROOM

5' 9" x 4' 6" (1.75m x 1.37m)

EXTERIOR

WALK ON BALCONY

GARAGE EN BLOC

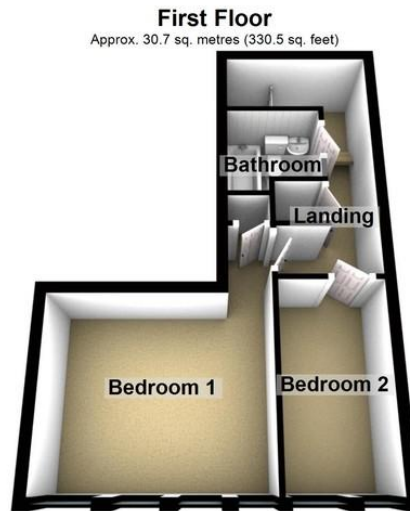
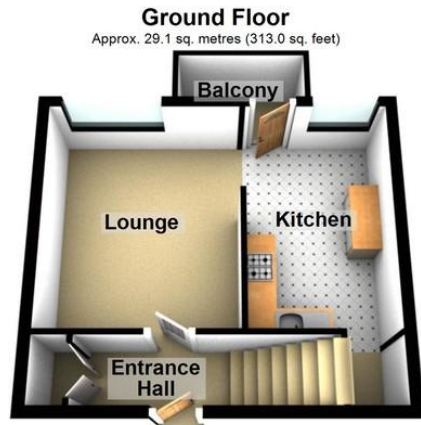
CHARGES

Council Tax Broxbourne Council Band C

Tenure - Share of freehold

Lease - 957 years unexpired

Disclaimer: The property is currently tenanted, photos displayed are pre tenancy photos.



Total area: approx. 59.8 sq. metres (643.5 sq. feet)

UTILITIES AND SUPPLIERS

Electricity - Mains - EON

Water - Mains - Thames Water

Sewage - Mains - Thames Water

Heating - Electric

Broadband and speed - Basic 6 Mbps Superfast 55 Mbps

Ultrafast 1000Mbps

Mobile Signal and coverage - EE Vodafone 3 O2

POINTS TO NOTE

The property is currently tenanted and the notice has been given to vacate. The photos used in this presentation are photos prior to this tenancy commencing. As such photos may not be fully reflective of condition once the current tenancy ends.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements