



Bridgewater Gardens, Hoddesdon EN11 0FG

welcome to

Bridgewater Gardens, Hoddesdon

WILLIAM H BROWN are pleased to offer for sale this spacious TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT being sold with 75% shared ownership benefitting from an EN SUITE SHOWER, GAS CENTRAL HEATING, JULIET BALCONY and UNDER COVER PARKING. Ideally located within easy reach of RYE HOUSE STATION.



Accommodation Comprises

Main front door to:

Entrance Hall

Storage cupboard. Doors to two bedrooms, kitchen/lounge and bathroom.

Impressive Entrance Hall

Large storage cupboard, laminate flooring, doors to bedrooms, bathroom and open plan lounge/kitchen.

Bathroom

Comprising of a panel enclosed bath with shower attachment, wash hand basin, low flush wc, tiled flooring, extractor fan, chrome towel rail.

Bedroom 1

Window to front aspect, power points, radiator. Door to:

En Suite Shower Room

Fully tiled shower cubicle, low flush wc, wash hand basin, extractor fan.

Bedroom 2

Window to front aspect, power points, radiator,

Open Plan Lounge / Kitchen

KITCHEN AREA modern wall and base units with ample work surfaces, fitted hob with oven and extractor fan above, stainless steel sink unit, breakfast bar, space for dining table and chairs. Spotlights to ceiling, power points, partly tiled walls.

LOUNGE AREA with double doors and windows to rear aspect, laminate flooring, power points, radiator.

Bathroom

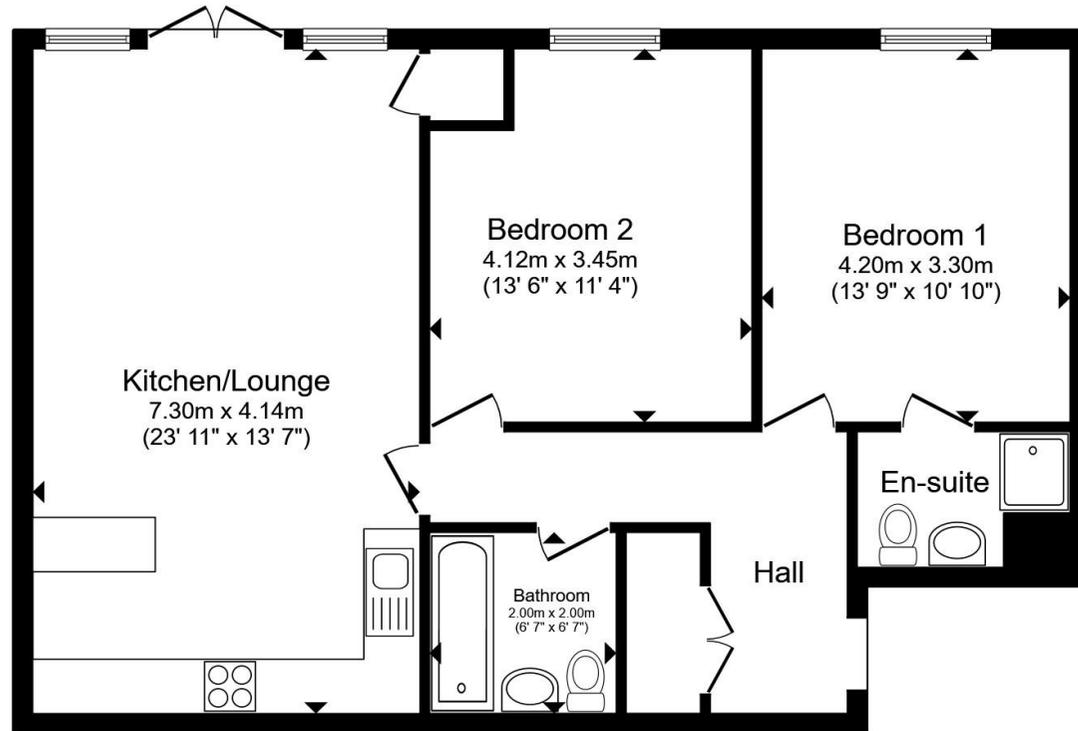
Comprising of a panel enclosed bath, wall mounted shower unit and shower screen. Pedestal wash hand basin, low flush wc, tiled walls and tiled flooring.

Exterior

Undercover allocated parking.

Agents Note

This property is currently under shared ownership with 75% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with B3 Living, who would need to be contacted to ensure any criteria are met by the interested party. RENT: £167.25, SERVICE CHARGE: £136.69 (TOTAL OF £303.94).



Total floor area 77.4 m² (834 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

 william
h brown



view this property online williamhbrown.co.uk/Property/HSD112833



welcome to

Bridgewater Gardens, Hoddesdon

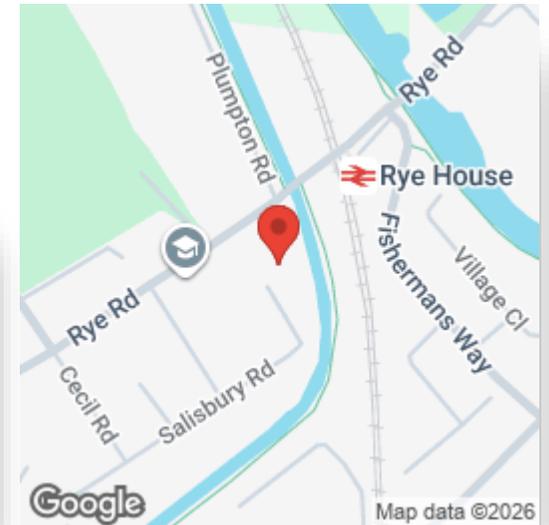
- Spacious Two Double Bedroom Ground Floor Apartment
- 75% Shared Ownership
- Beautifully Presented Throughout
- Open Plan Modern Kitchen/Lounge
- Main Bathroom & En Suite Shower Room
- Undercover Parking Space
- Walking Distance to Railway Station
- Within Reach of Local Amenities

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 136.69 Ground Rent: 167.25

This is a Leasehold property with details as follows; Term of Lease 125 years from 27 Nov 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership **£243,750**



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HSD112833



Property Ref:
HSD112833 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01992 464001



Hoddesdon@williamhbrown.co.uk



41 High Street, HODDESDON, Hertfordshire,
EN11 8TD



williamhbrown.co.uk