KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



3 Portland Court

Hoddesdon EN11 8FB

Guide Price £199,995

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OFFERED WITH NO UPWARD CHAIN & LONG LEASE!! KIRBY COLLETTI are delighted to market this ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT, situated within a small, exclusive development in the heart of Hoddesdon Town Centre. The property is also within walking distance of Broxbourne Railway Station, offering excellent transport links into London.

The accommodation features a 15ft lounge, fully fitted kitchen and luxury bathroom. Further benefits include gas central heating to radiators, double-glazed windows, allocated parking and a security entry phone system.









Accommodation

Communal entrance door via entry phone to communal entrance hall with stairs to first and second floors. Front door to:

Entrance Hall

13'4 x 3'11 (4.06m x 1.19m)

Recessed ceiling spotlights. Storage cupboard with plumbing for washing machine. Radiator. Entryphone system.

Living Room

15'5 x 11'3 (4.70m x 3.43m)

Two front aspect uPVC double glazed windows. Side aspect uPVC double glazed window. Recessed ceiling spotlights. Radiator. Open to:

Fitted Kitchen

7'2 x 6'2 (2.18m x 1.88m)

Range of wall and base units with work surfaces over. Single drainer sink unit. Four ring electric hob with extractor fan over. Built in oven. Integrated Fridge/Freezer and dishwasher. Wall mounted gas central heating boiler. Tiled Floor. Recessed ceiling spotlights.

Double Bedroom

145'5 max x 11'9 max (44.32m max x 3.58m max)

Two front aspect uPVC double glazed windows. Recessed ceiling spotlights. Two Radiators. Built in wardrobe to one wall.

Bathroom/W.C

6'3 x 5'2 (1.91m x 1.57m)

Tiled bath panel with mixer tap and shower attached over. Shower screen. Tiled floor. Toilet with concealed cistern. Wash hand basin. Recessed ceiling spotlights. Extractor fan.

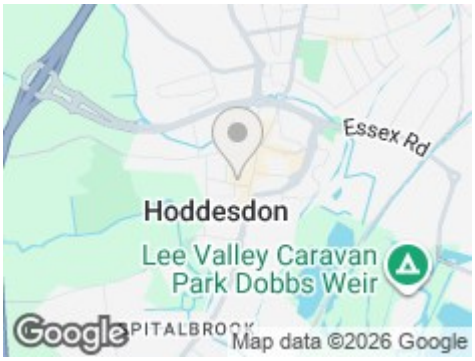
Exterior

Allocated parking.

Agents Note

105 YEARS LEASE REMAINING.
SERVICE CHARGE: £1365 per year
GROUND RENT: £320 per year

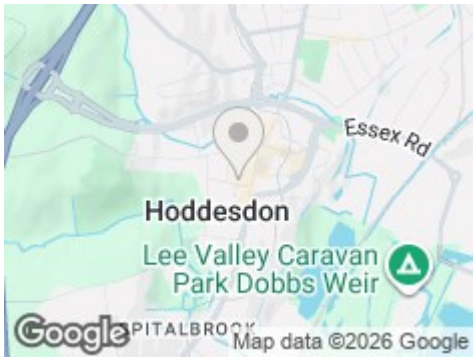
Road Map



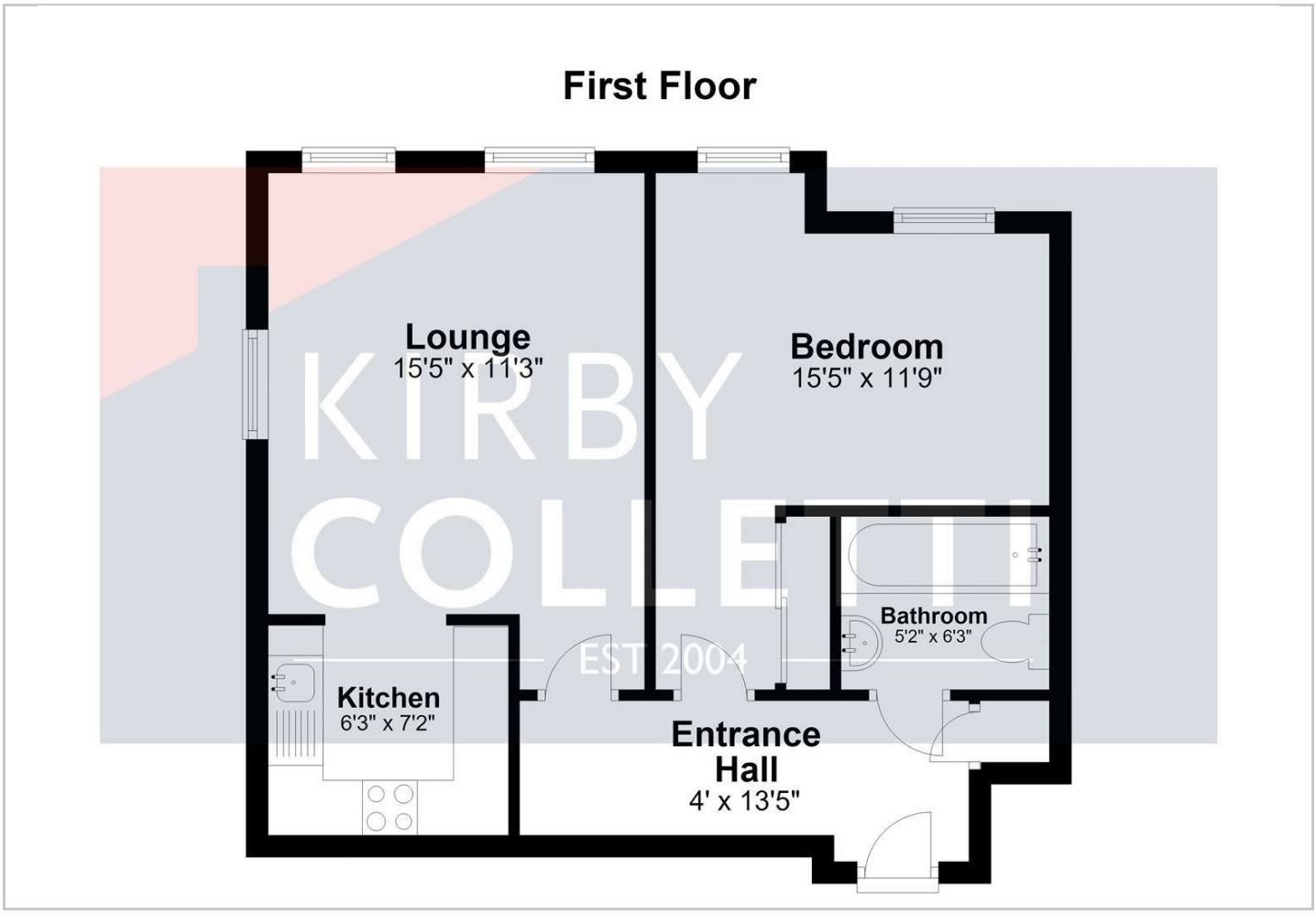
Hybrid Map



Terrain Map



Floor Plan

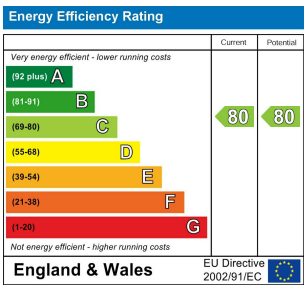


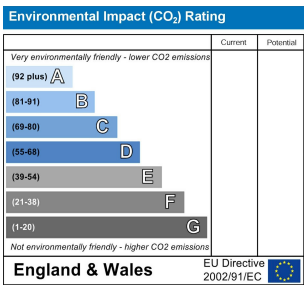
Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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