



Shepherds  
Property Sales & Lettings



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Plomer Avenue | Hoddesdon | EN11 9FQ | £239,995



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# Plomer Avenue | Hoddesdon | EN11 9FQ

Welcome to this charming flat located on Plomer Avenue in the desirable town of Hoddesdon. This well-maintained property, built in 2004 offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

The flat features a spacious reception room, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for guests. The property has been painted and benefits from some new carpets.

One of the notable advantages of this flat is the dedicated parking space for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, parks, and transport links, making daily life both convenient and enjoyable. The flat is located in a block of only two properties.

In summary, this flat on Plomer Avenue presents a wonderful opportunity to own a comfortable home in a sought-after location. With its practical layout and proximity to essential services, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

Services include mains drainage, electric and water. No Gas Connected. Electric Heating.

Leasehold Information: Lease length 224 years from 2004 Development Charge £127.44, Maintenance Charge £1995.48 Annually.

- 2 Bedroom Flat
- Wood Effect Flooring
- 2 Bathrooms (1 En-Suite)
- Only 2 Flats In Block
- Brand New Carpets
- Parking
- Small Modern Block
- Recently Redecorated
- Chain Free



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Communal Entrance

Front Door

Hallway

10'8 x 3'9

Living/Dining Room

18' (max) x 14'0"

Kitchen

8'6" x 7'11

Bedroom One

11'1 x 10'5

En-Suite

7'7 x 3'4

Bedroom Two

10'5 x 7'3

Bathroom

11'4 x 5'6

External

Parking

Communal Gardens

Communal Bin Store



**Disclaimers:** 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

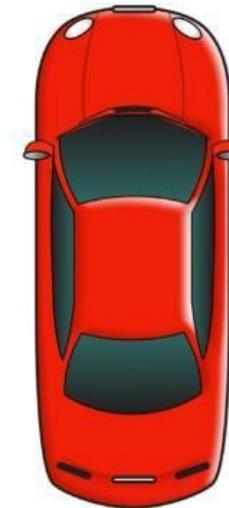


**Tenure :** Leasehold  
**Council:** Broxbourne Borough  
**Tax Band:** C





# Plomer Avenue, Hoddesdon



Parking

This floor plan is for guidance only and may not be accurate, Shepherds floor plan includes furnishings as a visual guide and these will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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