Shepherds
Property Sales & Lettings

Hillside I Hoddesdon I EN11 8RW I £200,000

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Shepherds
Property Sales & Lettings

Hillside I Hoddesdon I EN11 8RW

Nestled in the charming area of Hillside, Hoddesdon, this delightful ground floor flat offers a perfect blend of comfort and convenience. With a spacious bedroom, it is ideal for individuals or couples.

The flat features a welcoming reception room, providing a versatile space for relaxation or entertaining guests. The bathroom is thoughtfully designed, ensuring all your needs are met. The property also benefits from designated parking for one vehicle and an external storage shed.

Hoddesdon is known for its vibrant community and excellent amenities, including shops, restaurants, and parks, all within easy reach. This flat presents an excellent opportunity for those looking to invest in a comfortable home in a friendly neighbourhood. Whether you are a first-time buyer or seeking a rental investment, this property is sure to impress.

TENURE: Leasehold with 955 years remaining *Service charge £1225.23 per year* * No Ground Rent*
Services Connected: Mains Electric, Mains Drainage & Mains Water. No Gas Connected.

- Spacious Ground Floor Flat
- Allocated Parking Space
- Popular Location
- Large Lounge/Diner
- External Storage Shed
- Chain Free
- Private Balcony
- Long Lease

Front Door

Hallway
14'11 x 3'

Lounge/Diner
16'2 x 12'6 max

Kitchen
11'2 x 6'2

C/D

C/D

Bathroom
10'1 x 7' max

Bedroom
12' x 11'10

External

Balcony
18'10 x 4'1

External Storage Shed

Allocated Parking Space

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.

1 1 1 C

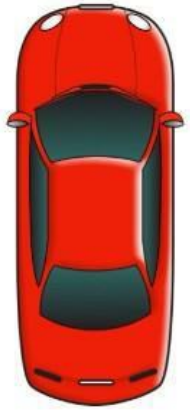
Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**B**

Shepherds
Property Sales & Lettings

43
Shepherds
Property Sales & Lettings

Hillside, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and 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.



Allocated Parking Space

Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

FINE & COUNTRY

THE GUILD PROPERTY PROFESSIONALS

naea | propertymark PROTECTED

arla | propertymark PROTECTED

The Property Ombudsman