



Shepherds

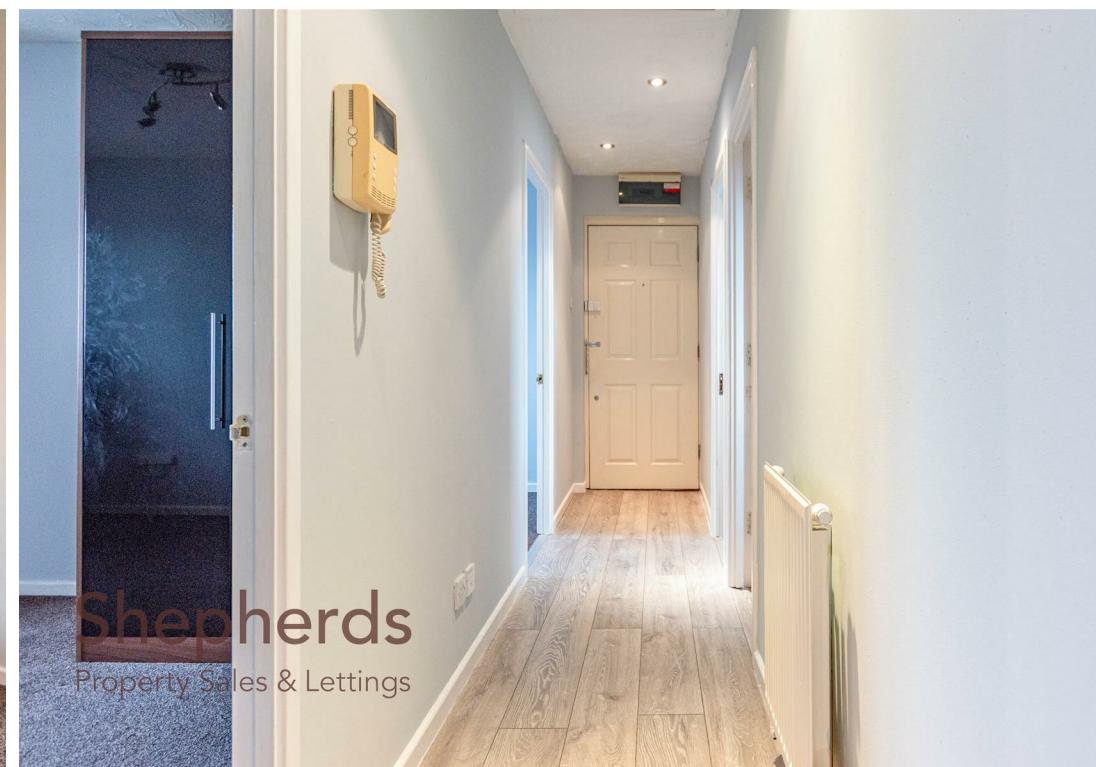
Property Sales & Lettings



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Village Close | Hoddesdon | EN11 0GL | £220,000



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A 2 bedroom, top floor flat offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families.

The flat features a spacious reception room, kitchen, two bedrooms and a bathroom. The kitchen is functional and well-equipped. The bathroom is modern and well-maintained.

Situated in a quiet location, this property benefits from the tranquillity of the river while still being within easy reach of local amenities and transport links. Hoddesdon boasts a variety of shops, cafes, and parks. Excellent transport links are close by, including Rye House Train Station.

To be sold chain free!

Please note: photos were taken pre-tenancy.

Services Connected: Main Gas, Electricity, Water and Sewage.

Leasehold Property with a 125 year Lease from 1999 (99 years remaining) : Ground Rent £100 : Maintenance £1740 per annum

- Two Bedroom Top Floor Apartment
- Allocated Parking
- Short walk to Rye House BR Station
- Gas Central Heating
- Entry Phone System
- Chain Free
- Double Glazing
- Shared Garden



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| | |
|------------------------|---------------|
| Communal Entrance Door | Bedroom Two |
| Communal Stairwell | 12'5 x 6'10 |
| Entrance Door | Bathroom |
| Hallway | 6'5 x 5'6 |
| Living/ Dining Room | Shared Garden |
| 15'10 x 10'2 | Parking Space |
| Kitchen | Agent's Note |
| 13'3 x 5'6 | |
| Bedroom One | |
| 12'5 x 9'6 | |



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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 :
Council:
Tax Band:

Leasehold
Borough of Broxbourne
C



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



FINE & COUNTRY

THE GUILD
PROPERTY
PROFESSIONALS



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HODDESDON

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