



Shepherds
Property Sales & Lettings

Woollens Grove | Hoddesdon | EN11 9DT | £266,995



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Council: Broxbourne Borough Council Tax Band: C

An attractive two bedroom, two bathroom apartment in a small development on the outskirts of Hoddesdon Town Centre. The apartment is located on the second floor and is reached via a communal entrance hall and stairwell. A private front door opens into the apartment's own hallway. The hallway leads to the various aspects of the accommodation on offer. The living room sits adjacent to the kitchen in an open-plan format. Bedroom One is a lovely double bedroom which benefits from use of an en-suite shower room. The main bathroom services bedroom two and includes a full bathroom suite. Externally, there is an entry-phone system to access the building, an allocated parking space and a communal play-area for children.

Hoddesdon is a popular market town and is situated to the North of London outside the M25 on the A10 which also gives access North to Cambridge and access via the A414 to the M11 and A1.

Nearest stations:

Rye House (1.1 mi) : Broxbourne (1.4 mi) : St. Margarets (Herts) (1.7 mi) :

Distances are straight line measurements from centre of postcode

Leasehold:

Length of Lease: 157 years from 2009 (142 Years Remaining) : Maintenance Charge 2024/25 £1519.39 per annum : Ground Rent £250 per annum

- Modern Apartment
- Recently Redecorated
- New Flooring Throughout
- 2 Double Bedrooms
- Large Living Area
- En Suite
- Covered Parking Space
- Modern Lease
- Chain Free





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Woollens Grove
Hertford Road
Hoddesdon



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

Rooms:

Communal
Hallway

Entrance Door

Entrance Hall

Living Area &
Kitchenette
23'9" x 11'1"
(7.24 x 3.38)

Bedroom One
11'8" x 10'6"
(3.56 x 3.20)

En-Suite Shower
Room
5'11" x 5'6" (1.80
x 1.68)

Bedroom Two
11'8" x 8'5" (3.56
x 2.57)

Family Bathroom
7'3" x 6'6" (2.21 x
1.98)

Exterior

Covered Parking
Space

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property
Ombudsman



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