



Shepherds

Property Sales & Lettings

Colthurst Gardens | Hoddesdon | EN11 0GB | £209,995





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A top floor, 2 bedroom flat in Colthurst Gardens, Hoddesdon, offering a perfect blend of comfort and modern living within 0.2 miles of Rye House Train Station. Built in the early 2000s, the property has just undergone recent refurbishment.

Upon entering, you are welcomed into the hallway that leads to the spacious lounge/diner ideal for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, a bathroom, refurbished kitchen and a large storage cupboard. Externally, there is a parking area for residents and a communal bin store.

The location of this property is particularly appealing, as Hoddesdon is known for its vibrant community and excellent amenities. Residents can enjoy nearby parks, shops, and local eateries. Rye house Train Station is 0.2 miles away and a 5 minute walk.

This flat is perfect for first-time buyers, small families, or even as an investment opportunity, with its modern features and prime location. Do not miss the opportunity to view this property.

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

Leasehold Property with a 125 year Lease from 2000 (100 years remaining) : Charges : £209.53 per month including £25.79 sinking fund contribution.

- Top Floor Apartment
 - Two Bedrooms
 - Close to Rye House Train Station
- Recently Redecorated
 - Parking
 - Chain Free
- Spacious Lounge/Diner
 - 100 Year Lease



Communal Entrance	Bedroom One
Communal Hallway	12'4 x 10' max
Front Door	Bedroom Two
Hallway	11'8 x 6'6
15'1 x 3'11 max	Bathroom
Lounge/Diner	6'4 x 5'7
15'9 x 11'7 max	External
Kitchen	Parking
10'2 x 5'7	
C/D	



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
Broxbourne Borough
C



Teale House, Hoddesdon

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings 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.





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FINE & COUNTRY

