

Colthurst Gardens | Hoddesdon | EN11 0GB

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 storage.

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

· Recently Redecorated

• Spacious Lounge/Diner

• Two Bedrooms

Parking

• 100 Year Lease

• Close to Rye House Train Station

Chain Free





Communal Halllway

Front Door

Hallway

15'1 x 3'11 max

Lounge/Diner

15'9 x 11'7 max

Kitchen

10'2 x 5'7

C/D

Bedroom One

12'4 x 10' max

Bedroom Two

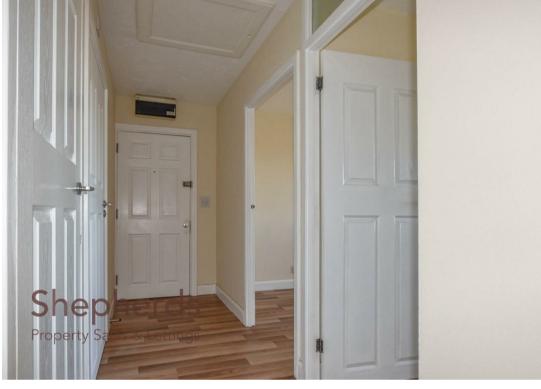
11'8 x 6'6

Bathroom

6'4 x 5'7

External

Parking











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Tenure: Council:

Leasehold

Broxbourne Borough

Tax Band:

С











Teale House, Hoddesdon

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CHESHUNT

1 High Street, Cheshunt EN8 OBY

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











