



**Shepherds**  
Property Sales & Lettings

Waterfall Close | Hoddesdon | EN11 9JX | £259,500









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# Waterfall Close | Hoddesdon | EN11 9JX

This immaculate first-floor apartment is situated in a peaceful location, within walking distance of the town, and boasts a modern design and convenient amenities.

As you step inside, you are greeted by a spacious entrance hall, that leads down to the kitchen/living area. There are two double bedrooms, one of which is en suite.

Built in 2006, this flat offers a contemporary feel while still maintaining a sense of warmth and comfort. The allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

Hoddesdon is a bustling market town with a twice weekly market, comprehensive choice of independent retailers, well known super markets and cafes / restaurants.

\*\*\*\*\*

Nearest Stations;  
\* Rye House (1.0 mi) : \* Broxbourne (1.4 mi)  
Measurements in a straight line

Service Charge; £210pcm ( £2520 per year) : Ground Rent; £125 per 6 months :  
Lease 150 Years from 2006 (132 Years Remaining)

- Modern First Floor Apartment
  - En Suite To Bedroom One
  - Long Lease
- Two Double Bedrooms
  - Refitted En Suite
  - Visitor Bays
- Spacious Open Plan Living / Dining / Kitchen
  - Allocated Parking Space
  - Communal Grounds



|                       |                         |
|-----------------------|-------------------------|
| Communal Entrance     | Bedroom Two             |
| Communal Hall         | 10'5 x 10'4             |
| Front Door            | Bathroom                |
| Entrance Hall         | 7'1 x 5'10              |
| max 10'3 x 10'2       | Cupboard                |
| Kitchen / Living Area | Cupboard                |
| 20'8 x 11'            | External                |
| Bedroom One           | Allocated Parking Space |
| max 11'10 x 10'4      | Communal Bin Store      |
| En Suite              | Communal Grounds        |
| 5'8 x 5'4             |                         |





**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**





## Waterfall Close, Hoddesdon



Allocated Parking Space

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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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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**FINE & COUNTRY**

