



Shepherds
Property Sales & Lettings

Colthurst Gardens | Hoddesdon | EN11 0GD | £235,000





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Welcome to this 2 bedroom, ground floor flat located in the desirable area of Colthurst Gardens, Hoddesdon, within 0.2 miles of Rye House Train Station.

The flat features a spacious reception room, perfect for entertaining guests or enjoying a quiet evening at home. With two comfortable bedrooms, this property is ideal for small families, couples, or individuals seeking extra space. The bathroom is well-appointed, providing all the necessary amenities for your daily routine.

One of the notable advantages of this flat is the convenience of parking for one vehicle, whilst being so close to the station. The property is situated close to local amenities, parks and transport links, making it easy to explore the surrounding area.

This flat is a wonderful opportunity for anyone looking to settle in Hoddesdon, combining modern living with a sense of community. Don't miss the chance to make this delightful property your new home.
Services Connected: Main Gas, Electricity, Sewage and Water.
Leasehold Property with a 125 year Lease from 2000 (100 years remaining) : Charges : £187.99 per month plus £25.79 per month for sinking fund contribution.
Also available as a 60% Share. Please ask for more details.

- Ground Floor Flat
 - 100 Year Lease
 - Access to River Lea Walks
- Two Well Proportioned Bedrooms
 - Close to Rye House Train Station
 - Also Available As 60% Shared Ownership
- Sapcious Lounge/Diner
 - Parking



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



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.



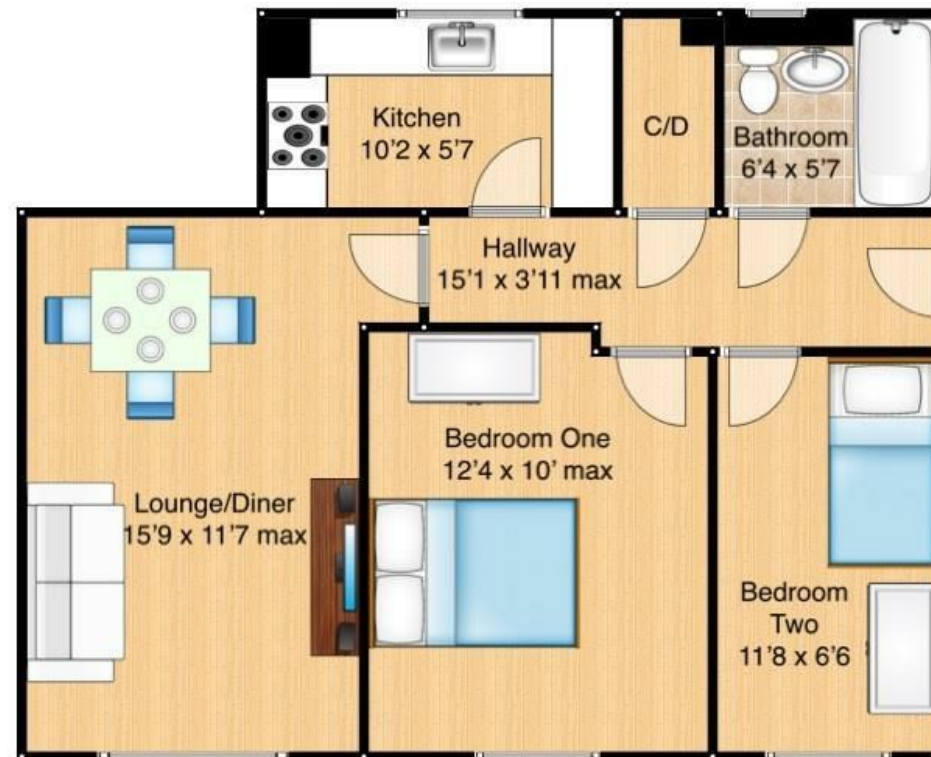
Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
C



Pepys Court, 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

