

Shepherds
Property Sales & Lettings

Village Close I Hoddesdon I EN11 0GN I £210,000


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A delightful 2 bedroom flat in Village Close, Hoddesdon, with parking. The reception room is perfect for relaxing or entertaining guests. With two bedrooms, there is ample space for a small family or for those who enjoy having a guest room or home office. The property also features a modern kitchen and bathroom.

Situated in a tranquil setting, this flat offers a peaceful retreat with access onto the River Lea for walks. There is the added convenience of having an allocated parking space and multiple visitor bays. Rye House Train Station is only round the corner and local ameneties are also within walking distance.

Whether you are looking for a starter home, a peaceful retreat, or a smart investment opportunity, this property in Village Close, Hoddesdon, offers a blend of comfort and convenience. To be sold chain free.

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

Leasehold Property with a 125 year Lease from 1999 (99 years remaining) : Ground Rent £100 : Maintenance £1500 per annum

- Top Floor Flat
- 2 Bedrooms
- Living/Dining Room
- Modern Kitchen & Bathroom
- Allocated Parking Space
- Visitor Bays
- Close to Rye House Train Station
- 99 Year Lease
- Chain Free





Communal Entrance

Front Door

Hallway

16'6 x 3'2

Living/Dining Room

15'9 x 10'2

Kitchen

13'3 x 5'9

Bedroom One

12'5 x 9'6

Bedroom Two

12'5 x 6'10

Bathroom

6'3 x 5'9

External

Allocated Parking Space

Visitor Bays











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.

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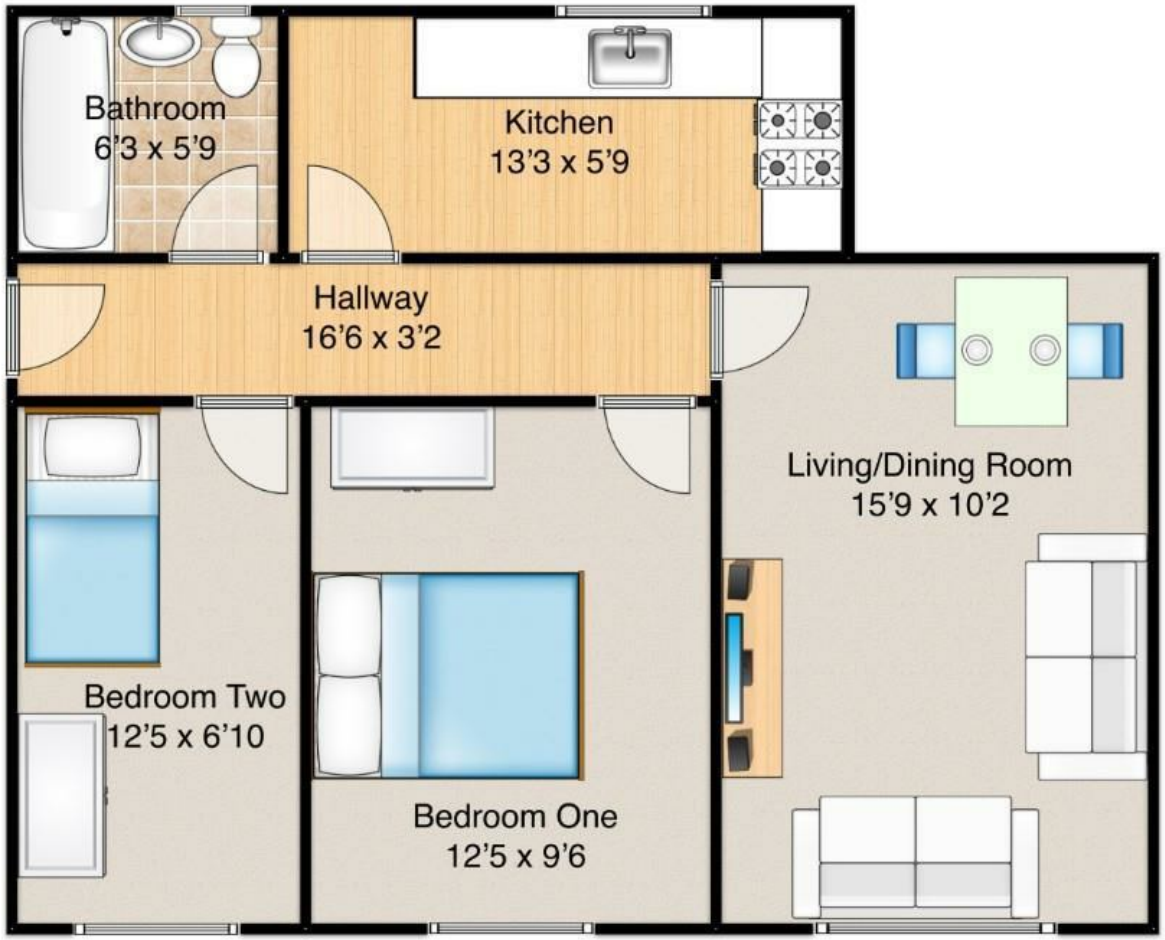
Tenure :	**Leasehold**
Council:	**Broxbourne Borough**
Tax Band:	**C**

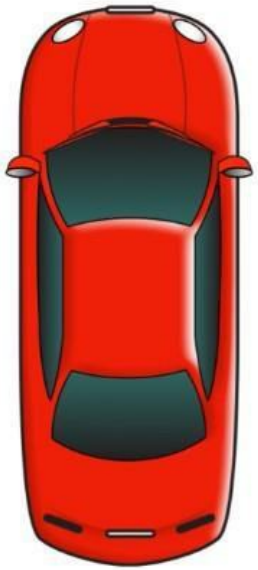

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Charles House, Hoddesdon

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Allocated Parking Space



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HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

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The Property Ombudsman