



Shepherds
Property Sales & Lettings



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Lampits | Hoddesdon | EN11 8EA | £239,995



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Welcome to this modern, 'skyview' apartment in the desirable area of Lampits, Hoddesdon. Built in 2019, this 'show home' property offers a contemporary living experience, perfect for individuals or couples seeking a comfortable home.

The apartment features an open plan reception room with a kitchen and dining area that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is spacious and bright and offers a built-in wardrobe. The bathroom is well fitted, functional and equipped with all the necessary amenities to meet your daily needs, including a modern shower with two heads.

Externally, there are plenty of parking spaces available and a communal bin store. Situated in a popular area of Hoddesdon, benefiting from its proximity to local shops, cafes, and parks, making it an ideal choice for those who appreciate convenience and a lively atmosphere. Do not miss the chance to make this delightful property your own.

Services include mains drainage, electricity and water. Underfloor Heating throughout.
Leasehold Information: Lease length 125 years from 2019 : Service Charge: £114 per calendar month : Ground Rent: £120 every six months.

- Stunning 'Skyview' Apartment
- Open Plan Living
- Immaculate Condition
- Modern Bathroom
- Underfloor Heating Throughout
- Fitted Wardrobes
- Parking
- Close To Town Centre
- Long Lease



Communal Entrance	C/D
Communal Hallway	C/D
Front Door	7'4 x 3'3
Hallway	External
10'7 x 3'10	Communal Parking
Living/Kitchen/Dining	Bin Store
22'8 x 11'10 max	
Bedroom	
10'9 x 10'1 max	
Bathroom	
7'2 x 5'9 max	



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 : Leasehold
Council: Broxbourne Borough
Tax Band: B

Lampits, Hoddesdon (Skyview Apartment)

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

