

Shepherds
Property Sales & Lettings

Village Close I Hoddesdon I EN11 0GL I £190,000


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A 2 bedroom, top floor flat offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families.

The flat features a spacious reception room, kitchen, two bedrooms and a bathroom. The kitchen is functional and well-equipped. The bathroom is modern and well-maintained.

Situated in a quiet location, this property benefits from the tranquillity of the river while still being within easy reach of local amenities and transport links. Hoddesdon boasts a variety of shops, cafes, and parks. Excellent transport links are close by, including Rye House Train Station.

To be sold chain free!
Please note: photos were taken pre-tenancy.

Services Connected: Main Gas, Electricity, Water and Sewage.
Leasehold Property with a 125 year Lease from 1999 (99 years remaining) : Ground Rent £100 : Maintenance £1740 per annum

- Two Bedroom Top Floor Apartment
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Entry Phone System
- Shared Garden
- Short walk to Rye House BR Station
- Chain Free





Communal Entrance Door

Communal Stairwell

Entrance Door

Hallway

Living/ Dining Room
15'10 x 10'2

Kitchen
13'3 x 5'6

Bedroom One
12'5 x 9'6

Bedroom Two
12'5 x 6'10

Bathroom
6'5 x 5'6

Shared Garden

Parking Space

Agent's Note









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.

2 1 1 C

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



This floor plan is for guidance only and may not be accurate
Shepherds have added furnishings as a visual guide only



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HODDESDON
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