

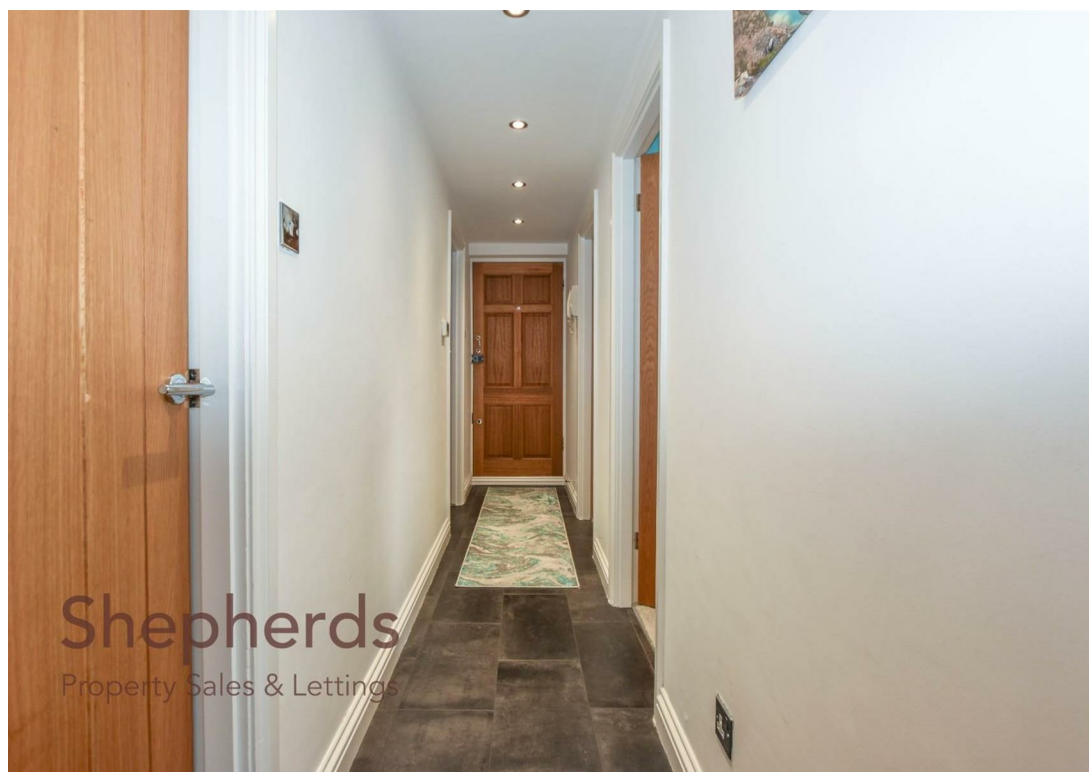


Shepherds
Property Sales & Lettings



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Cock Lane | Hoddesdon | EN11 8JZ | Offers In Excess Of £317,500





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Situated in South Hoddesdon close to the heart of the town center, this well proportioned Three-bedroom first floor apartment offers a delightful blend of comfort and convenience. The property offers an excellent open plan living room and well fitted kitchen/ breakfast area with peninsular breakfast area, which provide a welcoming space for family meals making it the heart of the home. There is also a balcony from the lounge making an ideal spot for morning coffee.

The apartment also features: Three well-proportioned bedrooms, modern well presented shower room and WC, utility room and landing storage. Additionally, the property boasts the advantage of a Garage, a rare find in such a central location. The development has just benefitted of a recently replaced main roof.

For those who enjoy the outdoors, the flat is conveniently located close to the town centre and the picturesque Barclay Park, offering a perfect escape for leisurely walks or family outings. The inclusion of a garage adds further convenience, providing extra storage or secure parking. Broxbourne over ground rail station is also within reach offering speedy frequent rail services in Liverpool Street and Stratford International stations.

With a share of freehold, this property presents an excellent opportunity for those looking to invest in a home that combines modern living with a prime location. Whether you are a first-time buyer or seeking a family residence, this flat is sure to impress. Don't miss the chance to make this lovely property your new home.

* Mains services connected* * 950 year lease with share of freehold * £1500 annual service charge *

- 3 Bedrooms
- Excellent modern kitchen
- 2 Balconies
- Open plan Living/ Dining room
- Gas central heating and double glazing
- Garage
- Share of Freehold
- Close to town center and Barclay Park
- Modern Shower room
- Chain free



Communal entrance with video entry

Landing with storage room for shoes and cloaks

Entrance Hall
16'11 x 2'11

Open Plan Living Kitchen/ Dining room
19'5 x 10'10

Balcony One

Bedroom One
14'5 x 7'11

Balcony Two

Bedroom Two
11'2 x 7'10

Bedroom Three
11'2 x 7'11

Shower Utility Room
11'3 x 4'3

Shared Utility Room/ Storage
11'2 x 7'2

Store Cd

Garage & Parking
16' x 7'2

Communal residents garden



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 - Share of Freehold
Council: Broxbourne Borough
Tax Band: C



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Squires Court, Cock Lane, Hoddesdon





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