



Shepherds

Property Sales & Lettings

Creaven Court | Hoddesdon | EN11 8PD | £270,000





Creaven Court | Hoddesdon | EN11 8PD

Ideal Investment Purchase.

This bright 2 bedroom, ground floor apartment is to be sold, ideally with the tenant in situ, who have been residing in the property since 2018. The letting is under an Assured Periodic Tenancy.

This is a Beautifully presented, modern ground floor apartment, which is in a quite position, in a small bespoke development. It is ideally situated within walking distance of the town centre, shops and amenities within Hoddesdon Town Centre. It is also a few minutes walk to the picturesque Barclay Park, Hoddesdon Tennis and Cricket Clubs and Hoddesdon Town FC.

The property offers a spacious lounge with a modern kitchen/dining, two double bedrooms with an en-suite to principal bedroom and a family bathroom. The property also benefits from a long Lease.

Lease, Maintenance & Service Charge information: Annual service charge £1,675.35, Annual Ground Rent £251.85, Lease is 125 Years from 2015 so 114 years remaining. The Property is presently let for £1125 per month. Mains services connected include gas, water, electricity and sewage.

- 2 Bedroom
- Ground Floor
- Ensuite to Master
- Modern Block
- Long Lease
- Close to Town Centre
- Allocated Parking
- Outside Storage
- Investment Purchase



Communal Entrance

Entrance Hall

Lounge Area
16'2" x 13'1"

Kitchen Area
10'11" x 6'11"

Bedroom One
12'9" x 9'7"

En-Ssuite
6'9" x 4'8"

Bedroom Two
14'11" x 9'1"

Bathroom

6'3" x 5'6"

External

Allocated Parking

Photos taken prior to tenancy



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  2  1  C

Tenure : Leasehold
Council: Broxbourne
Tax Band: C



Creavan Court
Hoddesdon



This floorplan is for guidance only and may not be accurate.
We have added the furniture as a visual guide only and the items shown will not be included.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

