



Shepherds
Property Sales & Lettings



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Eversley Lodge | HODDESDON | EN11 8PH | £389,995



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Welcome to Eversley Lodge, a charming top-floor apartment located on Park View in the heart of Hoddesdon. This delightful flat, built in 1967, offers a generous living space of 1,071 square feet (including garage), making it an ideal home for families or professionals seeking comfort and convenience.

As you enter the property, you are greeted by a communal entrance door leading to a well-maintained hallway. The apartment boasts a spacious living room, perfect for relaxation and entertaining guests. The modern kitchen is equipped with contemporary fittings, ensuring that cooking is a pleasure.

This residence features three well-proportioned bedrooms, including a principle suite with an en-suite bathroom, providing a private retreat for the homeowner. Additionally, there is a second bathroom, making it convenient for family and guests alike.

Gas central heating and UPVC double glazing ensure that the apartment remains warm and energy-efficient throughout the year. Outside, residents can enjoy the beautifully kept communal gardens, offering a tranquil space to unwind.

Eversley Lodge is ideally situated just a short walk from the town centre, where you will find a variety of shops, cafes, and amenities. The property also benefits from a garage for one vehicle, adding to its appeal.

This chain-free sale presents a wonderful opportunity to acquire a lovely flat in a sought-after location. Whether you are looking to buy your first home or seeking a spacious apartment to downsize into, this property is not to be missed.

The property benefits from mains gas,electric, water and sewage. The property has a lease that expires in 2167 (141 years remaining), no ground rent and a maintenance charge of £2,277.40.



- Three Bedrooms
- En-Suite Bathroom
- Gas Central Heating
- 141 Years On The Lease Remaining
- Short walk of Town Centre
- Top Floor Apartment
- Large Living Room
- Communal Gardens
- UPVC Double Glazing
- Chain Free Sale



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 :
Council:
Tax Band:

Leasehold
Broxbourne Borough Council
D





Communal Entrance Door	En-Suite Bathroom
Communal Hallway & Stairs	7'6" x 6'2"
Entrance Door	Bedroom Two
Hallway	14'6" x 7'10"
14'6 x 3'8 min	Bedroom Three
Living / Dining Room	12'1" x 6'6"
19'10 ext 24'0" x 12'8"	Family Bathroom
Kitchen/Breakfast Room	Exterior
10'11" x 10'10"	Gated Parking
Bedroom One	Garage
14'9" x 10'11"	Communal Gardens
	Patio Area

Eversley Lodge, Park Road, Hoddesdon



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. This 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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