

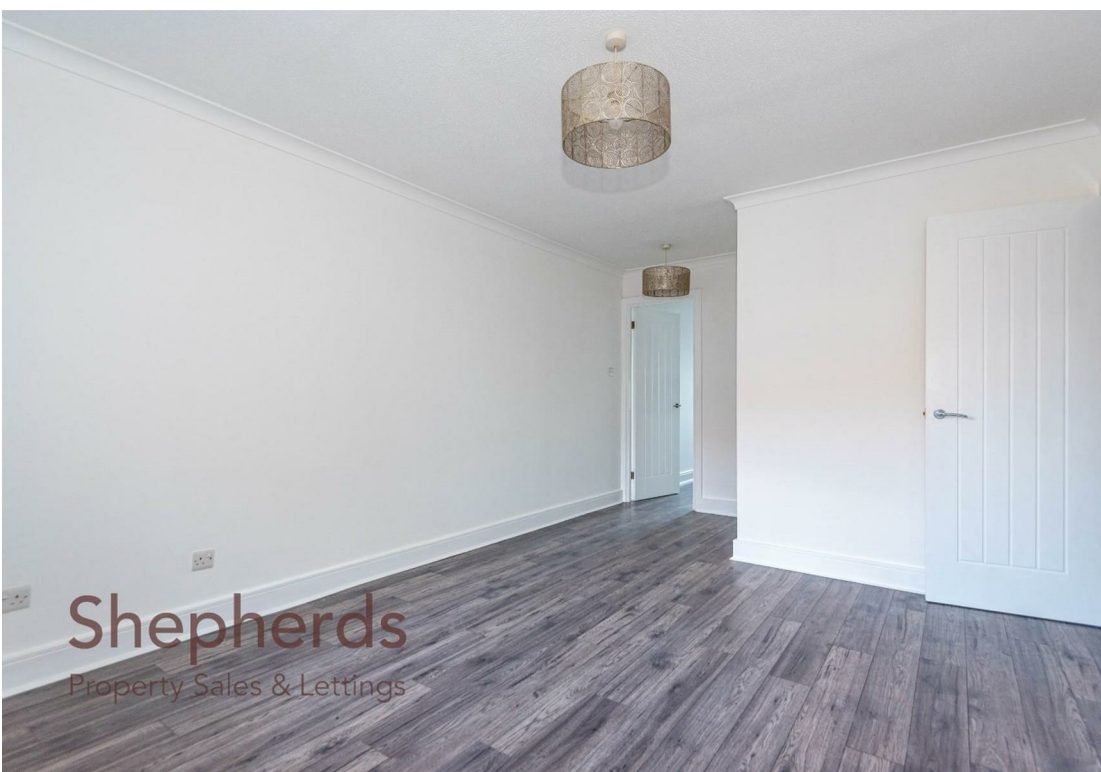


Shepherds
Property Sales & Lettings



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Amwell Street | Hoddesdon | EN11 8UN | £210,000



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A modern kitchen interior featuring white high-gloss cabinets, a dark grey countertop, and blue subway tiles on the backsplash. A white ceramic container sits on the counter. The kitchen opens up into a hallway with dark wood flooring and a white door. A pendant light hangs in the hallway.

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Nestled on Amwell Street in the charming town of Hoddesdon, this delightful one-bedroom ground floor maisonette offers a perfect blend of comfort and convenience. Spanning 439 square feet, the property boasts a newly extended lease, making it an attractive option for both first-time buyers and investors alike.

Upon entering, you will find a welcoming reception room that provides a warm and inviting space for relaxation or entertaining guests. The well-proportioned bedroom offers a peaceful retreat, while the bathroom is conveniently located to serve both residents and visitors.

One of the standout features of this maisonette is its private front door, granting easy access to the property. Additionally, residents can enjoy the benefits of communal gardens, perfect for those who appreciate a touch of greenery without the maintenance of a private garden. the property also benefits from a modern kitchen with integrated appliances

The location is particularly advantageous, as it lies in close proximity to Hoddesdon town centre, where a variety of shops, cafes, and amenities await. Furthermore, with the A10 nearby, commuting to surrounding areas is both straightforward and efficient.

Completing this property is an exterior brick store, providing extra storage space for your belongings. This maisonette is a wonderful opportunity to own a charming home in a desirable location, combining modern living with the convenience of local amenities. Don't miss the chance to make this lovely property your own.

The property benefits from gas central heating, mains drainage, water and electricity. The property will be sold with an extended lease 145 years with a peppercorn ground rent and a low maintenance charge of £820 per annum.

- Ground Floor Apartment
- Modern Bathroom
- Chain Free
- Gas Central Heating
- Modern Kitchen with Appliances

- One Double Bedroom
- Town Center Location
- Long Lease
- Parking



Entrance Door

Parking (not allocated)

Entrance Lobby

Outside Storage Cupboard

Living/ Dining Room
16'3 x 11'4

Communal Gardens

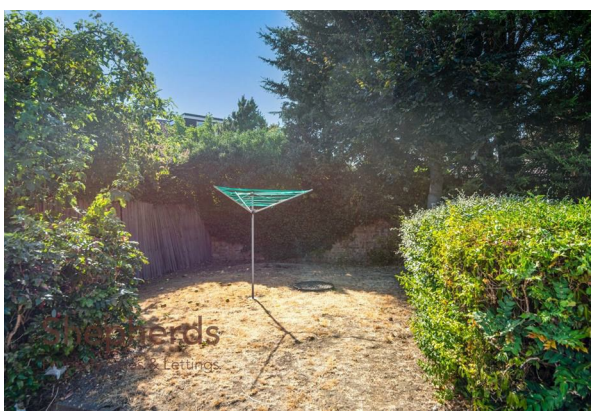
Integrated Modern Kitchen
13'10 x 9'6

Inner Hall

Bedroom One
12'2 x 9'5

Family Bathroom
6'3 x 5'7





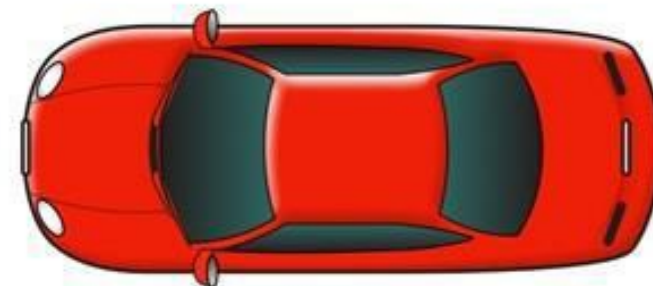
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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
B

Amwell Court
Amwell Street
Hoddesdon



Parking



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