



## Taverners Way, Hoddesdon, EN11 8TH

This well-presented, chain free, apartment offers spacious and modern living in the heart of Hoddesdon town centre. The property boasts two bedrooms, an attractive kitchen, a stylish bathroom, and an ensuite shower room. With lift access to all floors, gated entrance, and allocated parking, this apartment provides both convenience and security for residents. The lease on the property extends to 135 years, providing peace of mind for the future. The location of the apartment is ideal for those who enjoy the convenience of town centre living, with a multitude of shops, restaurants, and amenities right on the doorstep.

Disclaimer: Services and appliances have not been tested.

### Key features

- Chain free
- Lift access to all floors
- Allocated parking
- Ensuite shower room
- 135 years on lease
- Gated entrance
- Attractive kitchen and bathroom
- Located in the heart of Hoddesdon

### Property Information

Tenure - Leasehold

Council Tax - D

EPC Rating - D

Local Authority - Broxbourne Borough Council

Lease Length 135 years

Service Charge & Ground Rent £2500 & £250 (approx.)



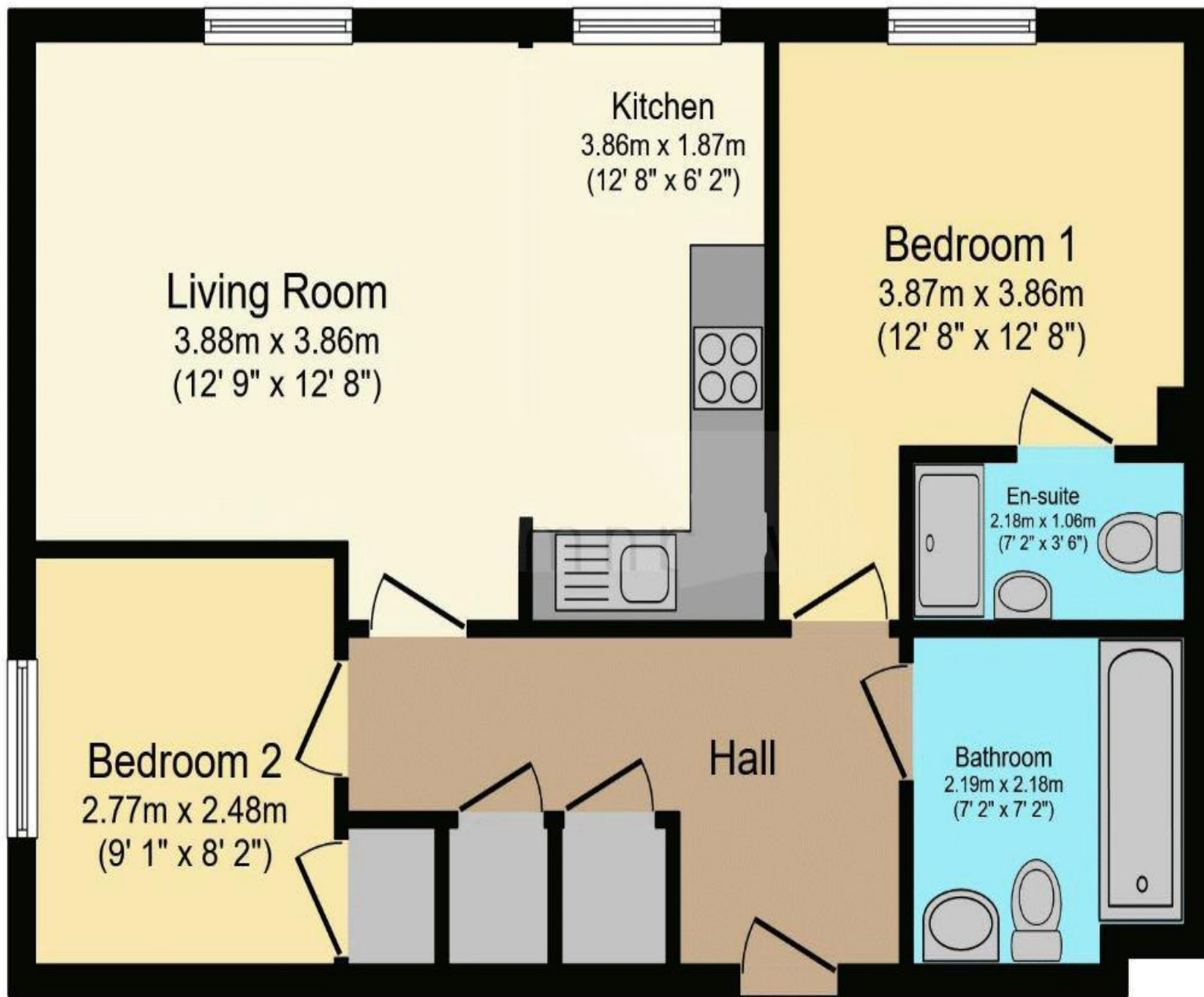
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Total floor area 56.4 sq.m. (607 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



### Paul Wallace Estate Agents

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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.