



£265,000

Taverners Way, Hoddesdon

Taverners Way, Hoddesdon, EN11 8TH

**** CHAIN FREE *** Keith Ian are pleased to offer for sale this two bedroom first floor apartment with LIFT access in a GATED DEVELOPMENT. The property offers good size accommodation throughout. The master bedroom benefits from an en-suite and the lounge has a Juliet balcony, great for summer afternoons. The property has a LONG lease and also has an allocated parking space. The property is walking distance to Hoddesdon High Street which has an array of amenities to offer.*

Hoddesdon, a vibrant town in Hertfordshire, perfectly combines historical charm with modern amenities. Located just 20 miles from London, it offers a lively market town atmosphere with a rich heritage evident in its architecture and local landmarks. The town features a wide range of shops, restaurants, and recreational facilities, ensuring something for everyone. Excellent transport links, including frequent rail services from Rye House and Broxbourne stations, provide easy access to London and surrounding areas. Nestled near the scenic Lee Valley Regional Park, Hoddesdon also offers abundant outdoor activities for nature lovers. With its dynamic community and strategic location, Hoddesdon is an ideal place for both families and commuters.

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

LOUNGE/DINER/KITCHEN

20'7 x 14'3 (max points) (6.27m x 4.34m (max points))

BEDROOM ONE

14'3 x 10'6 (4.34m x 3.20m)

ENSUITE

BEDROOM TWO

10'8 x 8'10 (3.25m x 2.69m)

BATHROOM

6'9 x 6'2 (2.06m x 1.88m)

GATED ALLOCATED PARKING

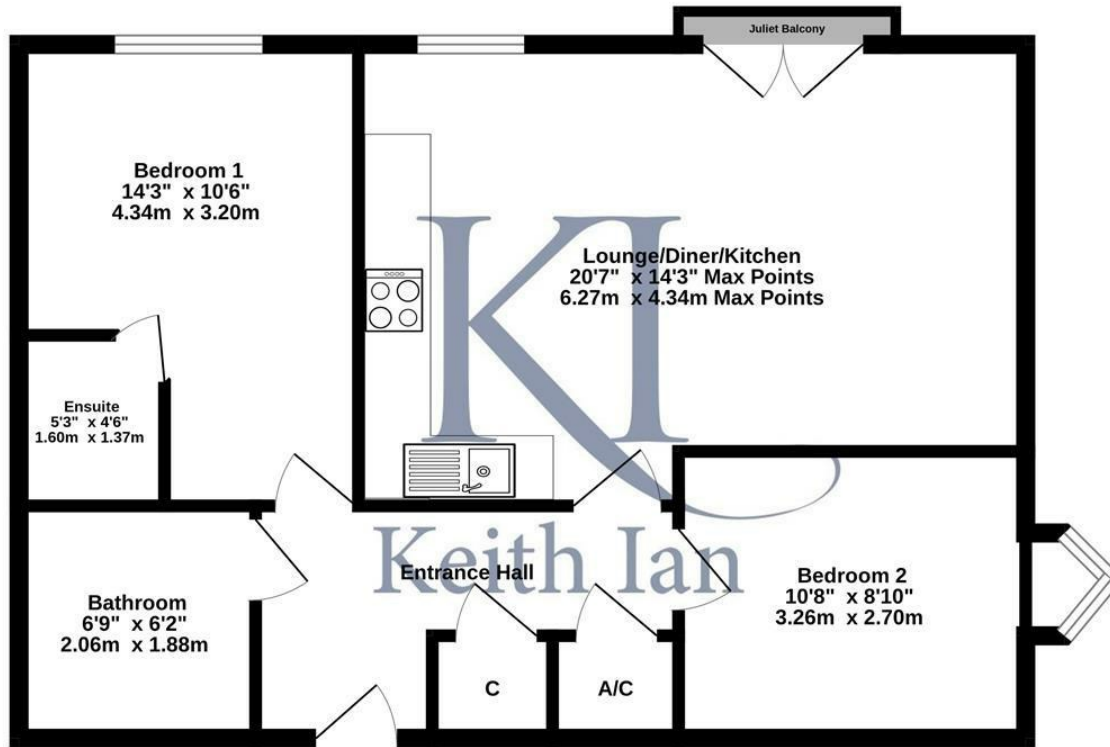
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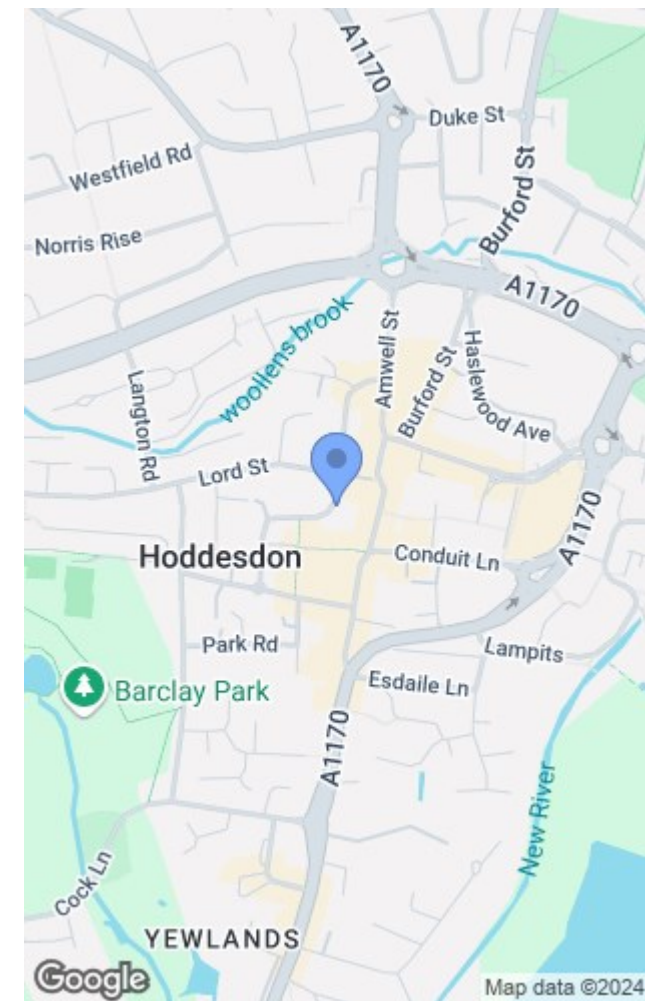
Ground Floor
670 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA : 670 sq.ft. (62.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitments are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		74	81

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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