

34 Belvedere Court

High Street, Hoddesdon, Hertfordshire, EN11 8UX



PRICE: £185,000

Lease: 125 years from 1989

Property Description:

A ONE BEDROOM RETIREMENT APARTMENT SITUATED ON THE FIRST FLOOR Belvedere Court was constructed by McCarthy & Stone (Developments) Ltd and comprises 42 properties arranged over 3 floors with 2 floors served by lift. Situated on the High Street with its Shops, Restaurants, Doctors, Dentist, Cinema and Theatre. Barclay Park is also with close proximity. The Development Manager can be contacted from various points within each property in the case of an emergency. For periods when the Development Manager is off duty there is a 24 hour emergency Appello call system. Each property comprises an entrance hall, lounge, kitchen, one or two bedrooms and bathroom. It is a condition of purchase that residents be over the age of 60 years. Please speak to our Property Consultant if you require information regarding "Event Fees" that may apply to this property.

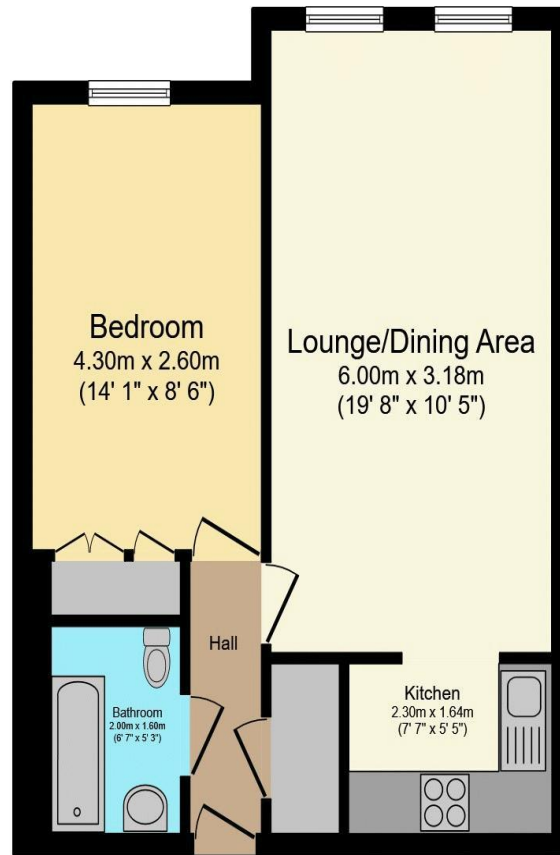
Two Residents' lounges
Communal Laundry
24 hour emergency Appello system
Development Manager
Minimum Age 60

Guest Suite

Price to include carpets, curtains and light fittings
Lease: 125 years from 1989



**For more details or to make an appointment to view, please contact
Mandy Abbott**



Total floor area 43.6 m² (469 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		76	84
		EU Directive 2002/91/EC	

For Financial Year Ending:

31/08/24

Annual Ground Rent:

£596.87

Ground Rent Period Review:

Next Uplift 2033

Annual Service Charge:

£3721.92

Council Tax Band:

C

Event Fees:

1% Transfer

0% Contingency

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These sales particulars have been prepared as a guide only and any intended purchasers must satisfy themselves by inspection or otherwise as to the correctness of the statements contained therein. The management company have not tested any apparatus, equipment, fittings or services and so cannot verify that they are in working order.