



Lampits, HODDESDON EN11 8EF

welcome to

Lampits, HODDESDON

WILLIAM H BROWN are pleased to offer for sale this spacious TWO BEDROOM GROUND FLOOR FLAT with a lease in excess of 900 YEARS, GARAGE EN BLOC situated within the every popular Lampits development and bordering the New River. An internal inspection is strongly recommended.



Accommodation Comprises

Main front door to:

Communal Entrance Hall

Large storage cupboard, bin store cupboard, doors to bedrooms, bathroom, kitchen and lounge/diner.

Lounge / Diner

21' 1" narrowing to 14' 8" x 11' 9" narrowing to 7'2". (L Shaped) (6.43m narrowing to 4.47m x 3.58m)
Two double glazed windows, power points, TV point, radiator.

Kitchen

10' 4" x 7' (3.15m x 2.13m)
Double glazed window. A range of wall cupboards, work tops with cupboards under. Sink unit, space for cooker, fridge freezer and washing machine.

Bedroom 1

10' x 10' 9" max (3.05m x 3.28m max)
Built in double wardrobes, radiator, power points, double glazed window.

Bedroom 2

7' 3" max x 7' 5" max (2.21m max x 2.26m max)
Double glazed window, storage cupboard, power points, radiator.

Bathroom

A corner bath, sink unit, low flush WC, large storage cupboard, boiler cupboard.

Exterior

Communal parking and GARAGE EN BLOC.



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Lampits, HODDESDON

- Two Bedroom Ground Floor Flat
- Lease in excess of 900 Years
- Popular & Convenient Location
- Garage en Bloc
- Gas Central Heating
- Newly Installed Boiler (2024)
- Ideal for Investors & First Time Buyers alike

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1556.28

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 30 Jun 1967. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112334 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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