



Sandringham Lodge Taverners Way,Hoddesdon EN11 8UG

welcome to

Sandringham Lodge Taverners Way, Hoddesdon

WILLIAM H BROWN are delighted to offer for sale this spacious TWO BEDROOM FIRST FLOOR APARTMENT situated in a modern gated development in Hoddesdon. The apartment benefits from LIFT ACCESS, ALLOCATED PARKING Being offered with a 50% SHARED OWNERSHIP.



Accommodation Comprises

Main communal front door leading to:

Communal Entrance Hall

Stairs and lift access to all floors.

The Apartment

Main front door leading to:

Entrance Hall

Airing cupboard, storage cupboard, doors to open plan lounge/kitchen.

Open Plan Lounge / Kitchen

19' 4" x 11' 10" (5.89m x 3.61m)

KITCHEN AREA with a range of modern wall cupboards, ample work tops with cupboards and drawers under. Space for fridge freezer. Oven, hob and extractor fan, washing machine, sink unit.

LOUNGE AREA double glazed window and door leading to balcony. Power points, TV points, electric heater.

Bedroom 1

16' 1" x 11' (4.90m x 3.35m)

Window, power points, fitted wardrobes, electric heater.

Bedroom 2

10' 1" x 8' 1" (3.07m x 2.46m)

Window, power points, electric heater.

Bathroom

Comprising a panelled bath, sink unit, low flush wc, extractor fan.

Exterior

Allocated parking space.

Agents Note

This property is currently under shared ownership with 50% ownership by the seller. The property is offered to market with the option to purchase 100% in conjunction with Housing Solutions , who would need to be contacted to ensure any criteria are met by the interested party.



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Sandringham Lodge Taverners Way, Hoddesdon

- Two Double Bedroom First Floor Apartment
- Modern Kitchen
- Living Area with Balcony
- Double Glazing
- Allocated Parking

Tenure: Leasehold EPC Rating: C Council Tax Band: C Service Charge: £3144.12

Ground Rent: £125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Aug 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

£130,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/HSD112500](https://www.williamhbrown.co.uk/Property/HSD112500)



Property Ref:
HSD112500 - 0006

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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