



Shepherds
Property Sales & Lettings

Waterfall Close | Hoddesdon | EN11 9JX | £259,995



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Council: Broxbourne Borough Tax Band: C

A two double bedroom second floor apartment located in a popular modern development positioned just to the north of Hoddesdon town centre. The deceptively large property offers a spacious open plan style living, dining and kitchen space, two double bedrooms with bedroom one benefitting from an en-suite shower room, a modern family bathroom and entry phone security system. Externally the property has an allocated parking space with use of the communal grounds and visitor bays. A Chain Free Sale offered.

Hoddesdon is a bustling market town with a twice weekly market, comprehensive choice of independent retailers, well known super markets and cafes/ restaurants.

Nearest Stations;

* Rye House (1.0 mi) : * Broxbourne (1.4 mi)

Measurements in a straight line

Service Charge; £170pcm (£2040 per year) : Ground Rent; £130 per 6 months :

Lease 150 Years from 2007 (133 Remaining)

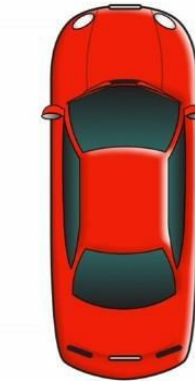
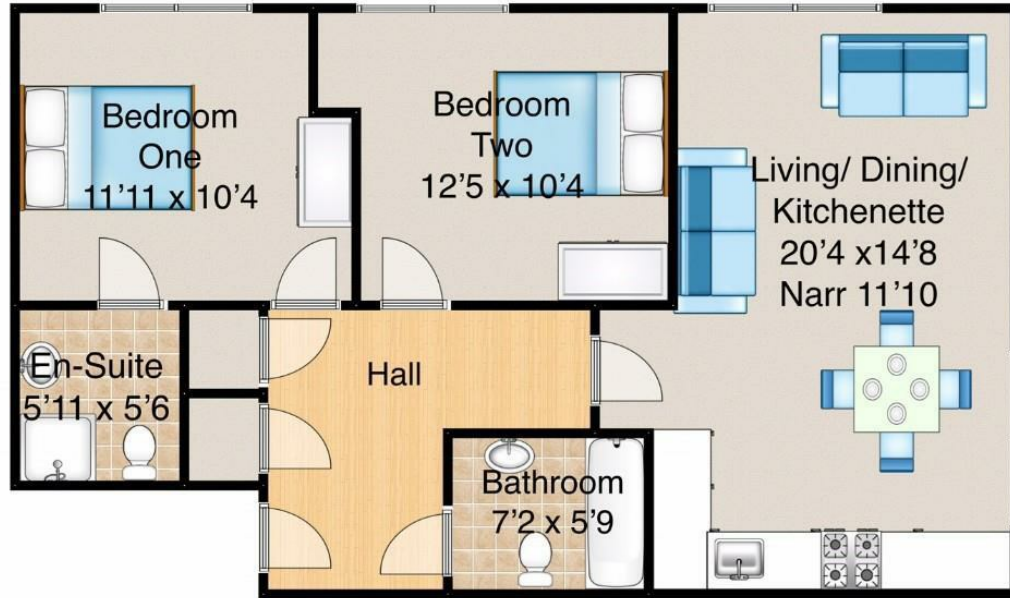
- Two Double Bedrooms
- Spacious Open Plan Living / Dining/ Kitchen
- En suite To Bedroom One
- Entry phone System
- 133 Year Lease
- Allocated Parking
- Electric Heating
- CHAIN FREE SALE
- Visitor Bays





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

Waterfall Close, Hoddesdon



Parking Space

Rooms:

Communal
Entrance

Front Door

Hall

Living/ Dining
Kitchen
20'4 x 14'8
(6.20m x 4.47m)

Bedroom One
11'11 x 10'4
(3.63m x 3.15m)

En Suite
5'11 x 5'6 (1.80m
x 1.68m)

Bedroom Two
12'5 x 10'4
(3.78m x 3.15m)

Bathroom
7'2 x 5'9 (2.18m x
1.75m)

External

Allocated Parking
Space

Communal
Grounds

Visitor Parking
Bays

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.

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