



Shepherds
Property Sales & Lettings

Plomer Avenue | Hoddesdon | EN11 9FR | £245,000



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Council: Borough of Broxbourne Tax Band: C

A well proportioned Two Bedroom First floor apartment with recently extended long lease, which is situated within this popular residential development that is located just a short distance from Hoddesdon Town Centre. Hoddesdon enjoys numerous choice of shops, super markets, cafes' and amenities, which includes a twice weekly outdoor market.

Rye House overground rail station is also with reach, which offers frequent over ground rail services into London Liverpool Street via Tottenham Hale and its Victoria Line underground rail connection.

The well proportioned accommodation is located on the first floor, is bright and airy and offers: Two Bedrooms with En suite Shower and WC to the main bedroom, Modern Bathroom and WC, Bright Lounge with large windows and modern kitchen off. There is communal garden area and residents parking.

We are advised Council Tax Band C. Borough of Broxbourne.

Monthly Service charge: £126.34 per month, Ground rent £175.00per annum (£87.50 per 6 months payable),Residents development fees £160.99 per annum. The lease was extended in December 2023 to 125 years.

AGENTS NOTE; Photographs shown within details are prior to the current tenant moving in and are for reference purposes only. Intending purchasers should satisfy themselves by visual inspection of the property.

- Two Bedrooms
- En suite Shower and WC
- Parking
- First Floor Apartment
- Bright and airy Lounge
- Chain Free
- Entryphone security system
- Family Bathroom/WC
- Recently extended lease.





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Rooms:

- Hallway
- Lounge
14'6" x 12'11"
narrowing to
10'1" (4.42 x 3.94
narrowing to
3.07)
- Kitchen
8'9" x 8'5" (2.67 x
2.57)
- Main Bedroom
13'0" x 10'1"
narrowing to
3'11" at entrance
(3.96 x 3.07
narrowing to 1.19
at entrance)
- En-Suite
- Bedroom 2
11'6" x 6'2" (3.51
x 1.88)
- Family Bathroom
8'7" x 5'7" (2.62 x
1.70)
- Residents Parking



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