



**Shepherds**

Property Sales & Lettings

Rawdon Drive | Hoddesdon | EN11 8DH | £235,000





# Rawdon Drive | Hoddesdon | EN11 8DH

Situated in a popular and central location, this first-floor flat is an ideal first time or buy to let investor purchase with its well-proportioned accommodation and extended lease.

Situated close to the town center, convenience is at your doorstep as Hoddesdon offers an array of local independent retailers, well known brand supermarkets, coffee shops and cafes. Broxbourne over ground rail station is also within walking distance giving frequent and speedy services into London Liverpool Street.

The flat boasts an updated Fischer heating system, a spacious reception room with elevated views towards the Lea Valley, perfect for entertaining guests or relaxing after a long day. With two bedrooms there is ample space for a small family, guests, or even a home office, kitchen with washing machine and fridge/freezer included, Bathroom/WC, entryphone system and under cover parking.

The chain-free status of this property makes it an attractive option for those looking to move quickly. Whether you're a first-time buyer, downsizing, or seeking an investment opportunity, this flat offers versatility and comfort.

Don't miss out on the chance to make this flat your own - book a viewing today.

TENURE: Leasehold \*Un expired lease 111 years\* Service charges 131 per calendar month\* Ground rent £250 per annum

Services Connected

Mains Electric, Mains Drainage, Mains Water , No Gas Connected

- Two Bedroom Apartment
- First Floor
- Kitchen
- Bathroom and WC
- Good Size Lounge
- Under Cover Residents Parking
- Chain Free Sale
- Broxbourne Station With Reach
- Extended Lease



Entrance Hall

12'3" x 6'6" max

Living Room

15'8" x 13'3"

Kitchen

10'3" x 7'

Bedroom One

14'2 x 9'8

Bedroom Two

9' x 7'

Bathroom

6'6 x 6'3

Communal gardens

Covered Parking



**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.

 2  1  1  D

**Tenure :** Leasehold  
**Council:** Broxbourne Borough Council  
**Tax Band:** C



Brunswick Court, Rawdon Drive, Hoddesdon



Covered Parking

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.



**Shepherds**  
Property Sales & Lettings

### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)



**FINE & COUNTRY**

