

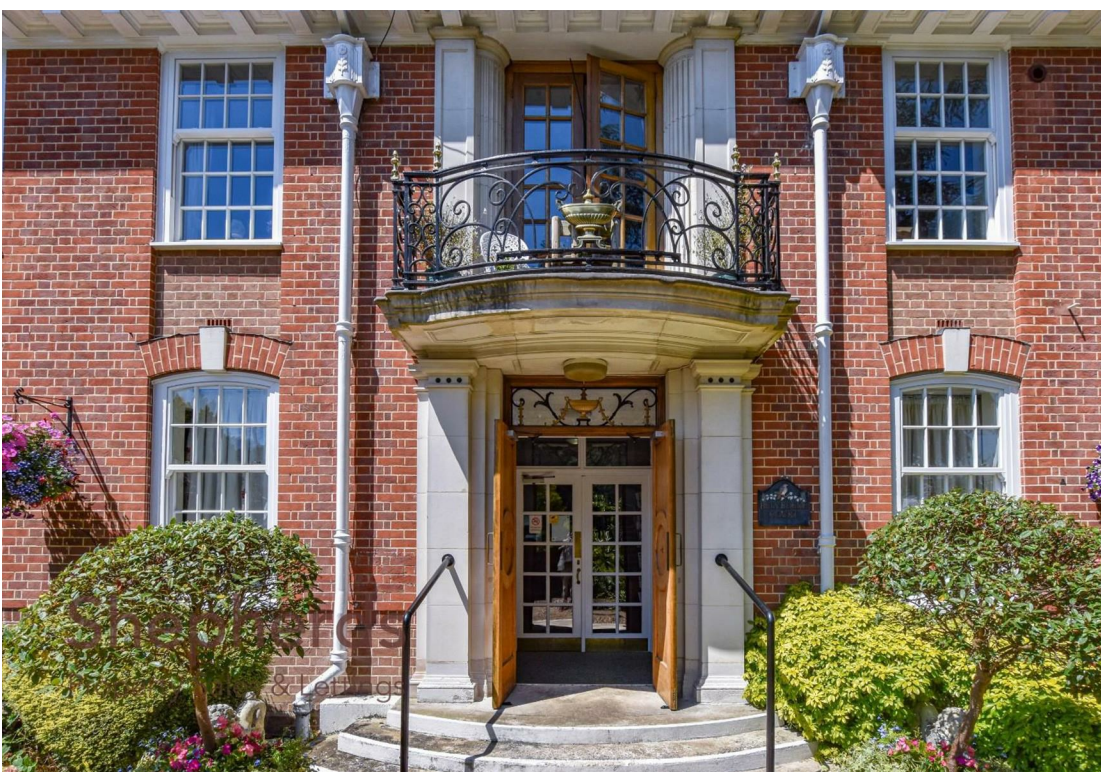


Shepherds  
Property Sales & Lettings



**Shepherds**  
Property Sales & Lettings

High Street | Hoddesdon | EN11 8UX | £229,995





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Property Sales & Lettings

# High Street | Hoddesdon | EN11 8UX

Welcome to this charming retirement flat located off of the High Street in the sought-after area of Hoddesdon. This delightful property boasts a cosy reception room, a kitchen and two comfortable bedrooms. The property also features a well-maintained bathroom.

Situated in the popular development of Belvedere Court, this retirement flat offers a peaceful and secure environment for residents. The location on the High Street provides easy access to local amenities, including shops, restaurants, and green spaces, making it a convenient and enjoyable place to live.

Don't miss the opportunity to own this lovely retirement flat in Hoddesdon. Embrace a relaxed lifestyle in this welcoming community and enjoy all the comforts this property has to offer. Contact us today to arrange a viewing and make this charming flat your new home.

## Communal Facilities

There are two reception rooms for residents to meet in with a kitchen, laundry room with washers and driers, bin store, parking, and communal gardens.

Chain Free.

Mains Electricity, Drainage and water connected. No Gas Connected

Lease Hold Information & Charges

125 Year Lease from 1990 (91 remaining) Ground Rent: £600 PA Service Charge: £5,822.77 PA

- Over 60s Retirement Property
- Two Double Bedrooms
- Town Centre Location
- Top Floor Apartment
- Communal Sitting Areas
- Parking
- Lift Access
- Electric Heating
- Chain Free



Communal Entrance

Communal Hallways

Access to Lift & Stairs

Entrance Door

Hallway

Living Room

14'0 x 11'4

Kitchen

7'4 x 6'9

Bedroom One

14' x 9'

Bedroom Two

14' x 7'10

Shower Room

6'9 x 5'9

Storage

5'4 x 3'3

Communal Sitting Area

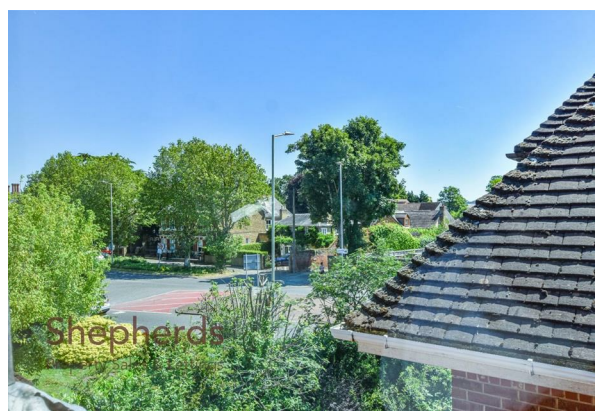
Communal Laundry Room

Rentable Guest Room

Casual Parking



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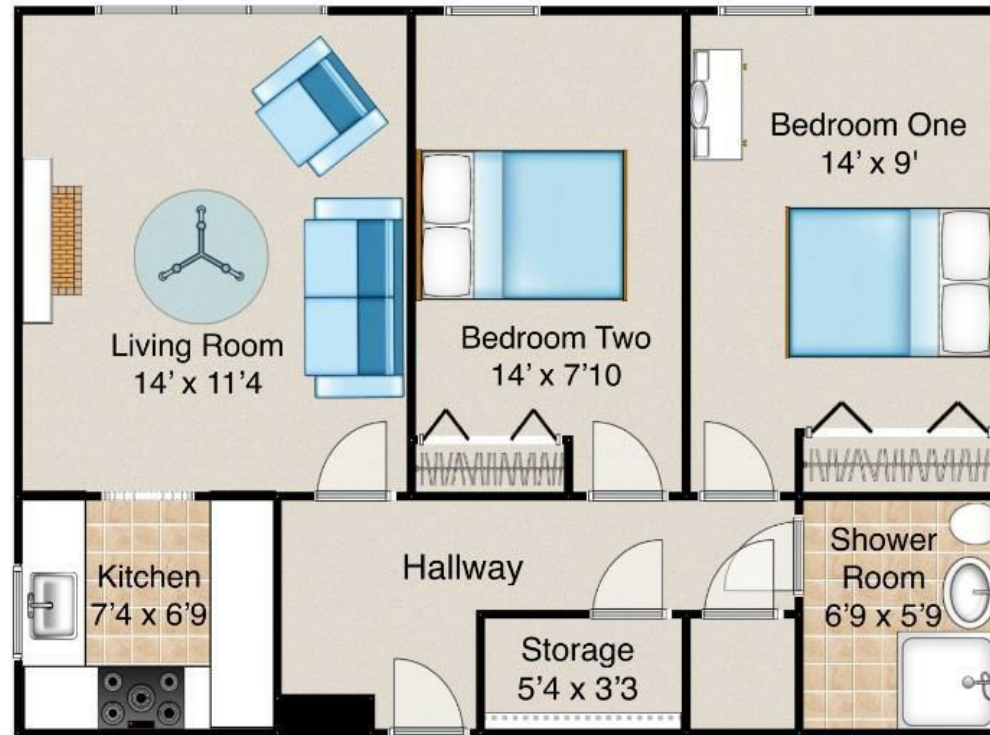
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**Tenure :** Leasehold  
**Council:** Broxbourne Borough  
**Tax Band:** D



## Belvedere Court, Hoddesdon



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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### **CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

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

### **HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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



**FINE & COUNTRY**

