



Shepherds
Property Sales & Lettings



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



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



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



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.

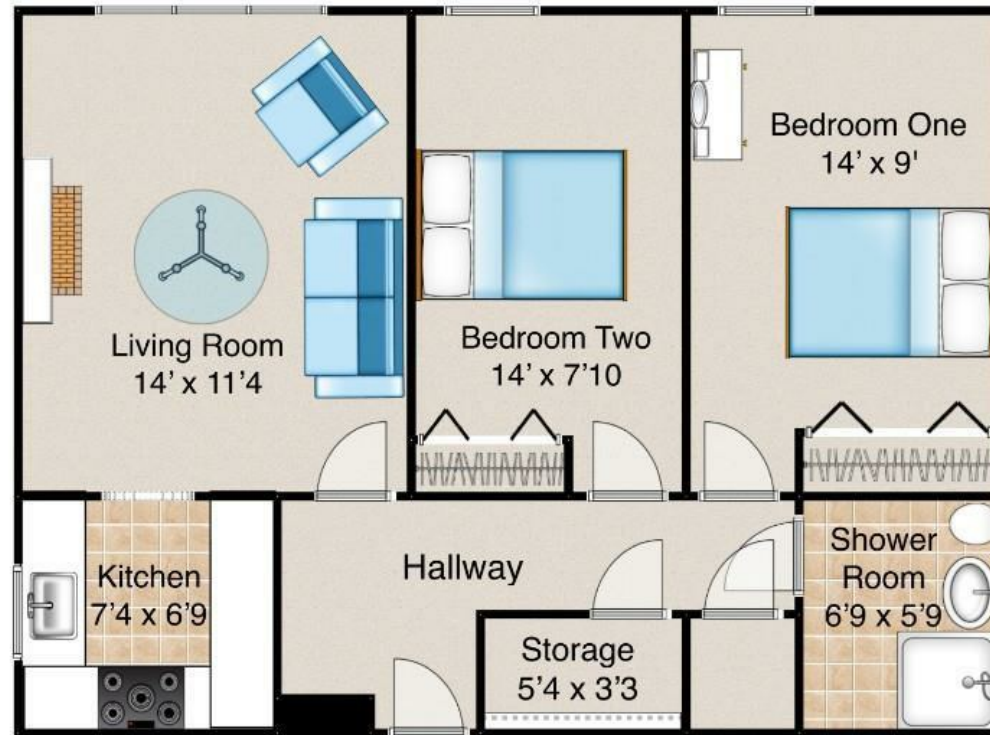
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Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: D

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Belvedere Court, Hoddesdon



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HODDESDON

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FINE & COUNTRY

