



Shepherds

Property Sales & Lettings

Waterfall Close | Hoddesdon | EN11 9JX | £264,500



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This immaculate first-floor apartment is situated in a peaceful location, within walking distance of the town, and boasts a modern design and convenient amenities.

As you step inside, you are greeted by a spacious entrance hall, that leads down to the kitchen/living area. There are two double bedrooms, one of which is en suite.

Built in 2006, this flat offers a contemporary feel while still maintaining a sense of warmth and comfort. The allocated parking space ensures that you never have to worry about finding a spot for your vehicle.

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; £210pcm (£2520 per year) : Ground Rent; £125 per 6 months :

Lease 150 Years from 2006 (132 Years Remaining)

- Modern First Floor Apartment
- Two Double Bedrooms
- Spacious Open Plan Living / Dining / Kitchen
- En Suite To Bedroom One
- Refitted En Suite
- Allocated Parking Space
- Long Lease
- Visitor Bays
- Communal Grounds



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Communal Entrance

Communal Hall

Front Door

Entrance Hall

max 10'3 x 10'2

Kitchen / Living Area

20'8 x 11'

Bedroom One

max 11'10 x 10'4

En Suite

5'8 x 5'4

Bedroom Two

10'5 x 10'4

Bathroom

7'1 x 5'10

Cupboard

Cupboard

External

Allocated Parking Space

Communal Bin Store

Communal Grounds



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 2
  2
  1
  C

Tenure : Leasehold
Council: Broxbourne Borough
Tax Band: C



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Allocated Parking Space

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FINE & COUNTRY

