













## High Street | Hoddesdon | EN11 8UX

Nestled close the town center Hoddesdon, this charming 1-bedroom retirement flat offers a cosy retreat for those over 55. The property boasts a spacious reception room, a well-appointed bathroom, and a convenient lift service for easy access, Communal lounges to meet friends and residents and has the benefit of a development manager.

Built in 1989, this flat provides a comfortable living space of 445 sq ft, perfect for those seeking a peaceful abode. With parking available for one vehicle, you can rest assured that your car will have a secure spot.

Situated close to Barclay Park and Hoddesdon town centre, this property offers the best of both worlds - tranquillity and convenience. Whether you fancy a leisurely stroll in the park or a day out in town, everything is within easy reach.

Don't miss this opportunity to own a delightful retirement apartment in a prime location. Book a viewing today and envision yourself enjoying the serene lifestyle this property has to offer.

Leasehold Information

Service Charge payable every 6 months £1934.66 (£3869.32 Per annum)

Ground Rent £298.43 every 6 months (596.86 Per annum

Lease Length 125 years from 1989 (90 years approx remaining)

\* Mains electricity \* Mains drainage \*Mains Water

• Over 55 Retirement Property

• Town Centre Location

Electric Heating

UPVC Double Glazing

• Two Communal Rooms

Communal Laundry

Parking

Pull Alarm System

Lift Access





Communal Hallways

Access to Lift & Stairs

**Entrance Door** 

**Entrance HAll** 

Storage Cupboard

Living Room

19'7 x 10'4

Kitchen

7'3 x 5'4

Bedroom

13'11 max +wds x 8'10

**Bathroom** 

6'9 x 5'5

**Communal Areas** 

Two Community Rooms

**Community Laundry** 

Rentable Guest Bedroom

**Casual Parking** 









Shepherds

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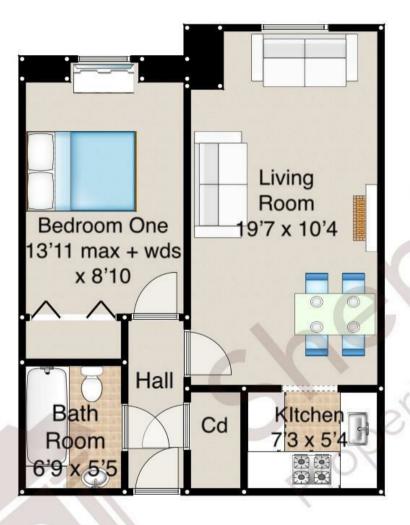


Tenure: Leasehold

Council: **Broxbourne Borough Council** 

C Tax Band:





Belvedere Court High Street Hoddesdon



This floor plan is for guidance only and may not be accurate, Shepherds have added furnishings as a visual guide and will not be part of the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the





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