



Shepherds

Property Sales & Lettings

High Street | Hoddesdon | EN11 8UX | £144,995



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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 - tranquility 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 Doorways

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



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.



Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough Council
C







Belvedere Court
High Street
Hoddesdon



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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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HODDESDON

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FINE & COUNTRY

