



Shepherds
Property Sales & Lettings

Lampits | HODDESDON | EN11 8EA

£188,500



Welcome to this first floor one-bedroom flat located in the popular development of Lampits Hoddesdon.

Situated close to Hoddesdon town centre, this flat offers easy access to a variety of amenities, including shops, restaurants, and entertainment options. The proximity to the New River adds a touch of tranquillity to the surroundings, ideal for leisurely strolls or picnics by the water.

Built in the 1970s, this flat benefits from a long lease ensuring peace of mind for the future. The garage en bloc provides secure parking for your vehicle, adding to the convenience of this property.

Whether you're a first-time buyer looking to step onto the property ladder or a savvy investor seeking a lucrative opportunity, this flat in Lampits, Hoddesdon, offers a convenient living space in a sought-after location. Don't miss out on the chance to make this property your own and enjoy all potential it has to offer.

Lease Information 999 years from 3/6/1967 (942 remaining) Ground Rent £12.50 Maintenance Charge £1450.50 per annum (payable £725.25 per 6 months to be confirmed)

* Mains Electricity * Mains gas * Mains drainage * Mains water



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CESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

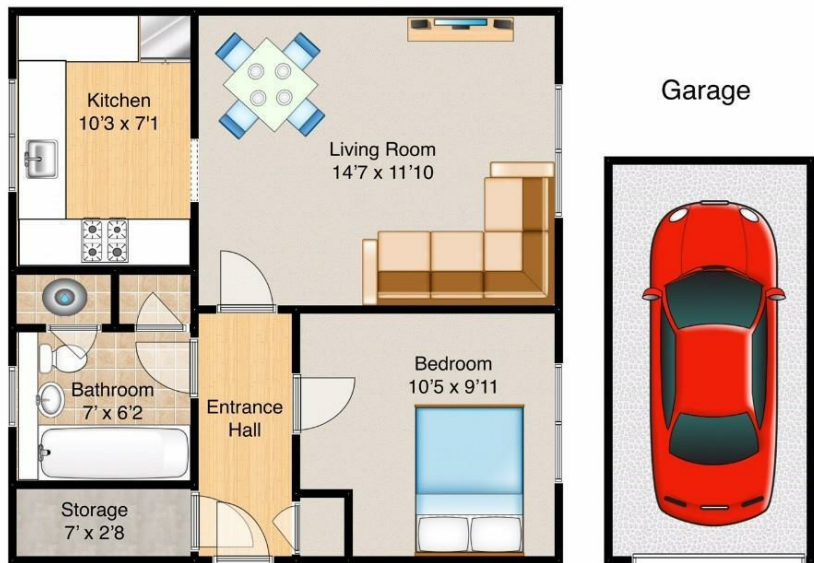
HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
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enquiries@shepherdsestates.co.uk

Lampits, 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.



Communal Hallway

Entrance Hall
9'11" x 3'11"

Walk In Cupboard
7'0" x 2'8"

Living Room
14'7" x 11'10"

Kitchen
10'3" x 7'1"

Bedroom
10'5" x 9'11"

Bathroom

Communal Gardens Backing Onto
The New River

Garage

Casual Parking

- Hoddesdon Town Centre
- 1 Bedroom Flat
- Electric Heating
- Close to Town Centre
- First Floor Flat
- Garage
- Communal Gardens
- Long Lease
- New River walk To Station
- Popular Development