



Shepherds
Property Sales & Lettings



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Village Close | Hoddesdon | EN11 0GL | £229,995

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Council: Broxbourne Borough Tax Band: C

A 2 bedroom ground floor flat offering a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for individuals, couples, or small families.

The flat features a spacious reception room, kitchen, two bedrooms and a bathroom. The kitchen is functional and well-equipped. The bathroom is modern and well-maintained.

Situated in a quiet location, this property benefits from the tranquillity of the river while still being within easy reach of local amenities and transport links. Hoddesdon boasts a variety of shops, cafes, and parks. Excellent transport links are close by, including Rye House Train Station.

This flat presents an excellent opportunity for those looking to enter the property market or downsize. With its appealing features and prime location, this ground floor flat in Village Close is not to be missed.

Services Connected: Main Gas, Electricity, Water and Sewage.
Leasehold Property with a 125 year Lease from 1999 (100 years remaining) : Ground Rent £100 : Maintenance £1740 per annum

- Ground Floor Apartment
- 2 Bedrooms
- Living/Dining Room
- Modern Kitchen & Bathroom
- Allocated Parking Space
- Long Lease
- Visitor Parking Spaces
- Close to Rye House Station
- Access to River Lea Walks





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.

Village Close
Hoddesdon



Allocated
Parking Space



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Rooms:

Communal
Entrance

Hallway
16'6 x 3'1 (5.03m
x 0.94m)

Living/Dining
Room
15'10 x 10'2
(4.83m x 3.10m)

Kitchen
13'3 x 5'6 (4.04m
x 1.68m)

Bedroom One
12'5 x 9'6 (3.78m
x 2.90m)

Bedroom Two
12'5 x 6'10
(3.78m x 2.08m)

Bathroom
6'5 x 5'6 (1.96m x
1.68m)

External

Communal
Garden

Allocated Parking
Space

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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CHESHUNT

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
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk