



Shepherds
Property Sales & Lettings



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Park View | Hoddesdon | EN11 8PH | £350,000





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A spacious, two bedroom, ground floor apartment located on Park View, Hoddesdon, overlooking the local cricket club. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

Upon entering, you are greeted by the spacious entrance hall that leads to the bright and airy living/dining room, perfect for relaxing or entertaining guests. The apartment boasts two well-proportioned bedrooms, each offering ample space and natural light. Bedroom one has the bonuses of lovely fitted wardrobes and an en suite. Bespoke shutters have been fitted throughout the property.

The location of Park View is particularly appealing, with easy access to local amenities, parks, and transport links. Whether you are commuting to work or enjoying a leisurely weekend, you will find everything you need within reach. Covered and gated parking is also available for those with a vehicle.

Services Connected: Mains Gas, Water, Electricity and Drainage.
Leasehold Property: 142 Years Remaining. Annual Service Charge: £2,100.31 (1Apr2025-31Mar2026)

- Ground Floor Apartment
 - 2 Bathrooms
 - Long Lease
- 2 Double Bedrooms
 - Gas Central Heating
 - Close to Town Centre
- Modern Kitchen
 - Parking Space
 - Chain Free



Communal Entrance	Bedroom Two
Front Door	12'1 x 8'9
Entrance Hall	Hallway
Living/Dining Room	Bathroom
20' x 12'7	7'4 x 5'11
Kitchen	C/D
10'10 x 10'8	C/D
Bedroom One	External
14'9 x 9'	Communal Grounds
En Suite	Covered Parking Space
7'4 x 5'10	



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.

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Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough
D



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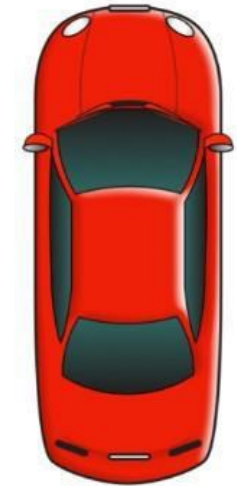
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Eversley Lodge, Hoddesdon

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Covered Parking



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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

FINE & COUNTRY

