



Sandringham Lodge, Taverners Way, Hoddesdon, EN11 8UG

Available immediately is this one bedroom ground floor apartment ideally located for Hoddesdon town centre, the accommodation includes entrance hall with two storage cupboards, reception room opening to kitchen area, bedroom and bathroom. Further benefits include gated parking area with allocated space, courtyard area and kitchen appliances to remain.

**£1,200 PCM (per calendar month) - Council Tax Band:
Holding deposit equal to one weeks rent
Security deposit equal to five weeks rent**

Taverners Way

Hoddesdon, EN11 8UG



Entrance Hall

Entrance door, carpet, intercom system, storage cupboard, cupboard housing hot water system.

Reception Room

14'5 x 10'8 (4.39m x 3.25m)
Double glazed patio doors opening onto private courtyard area, laminate flooring, electric heater, open plan to kitchen area.

Kitchen Area

7'11 x 7'1 (2.41m x 2.16m)
Open plan to reception room, laminate flooring, range of fitted wall and base units, stainless steel single drainer sink, part tiled walls, electric hob, oven and extractor, washing machine and fridge freezer to remain.

Bedroom

14'3 x 9'1 (4.34m x 2.77m)
Double glazed window, carpet, electric heater, wardrobe to remain.

Bathroom

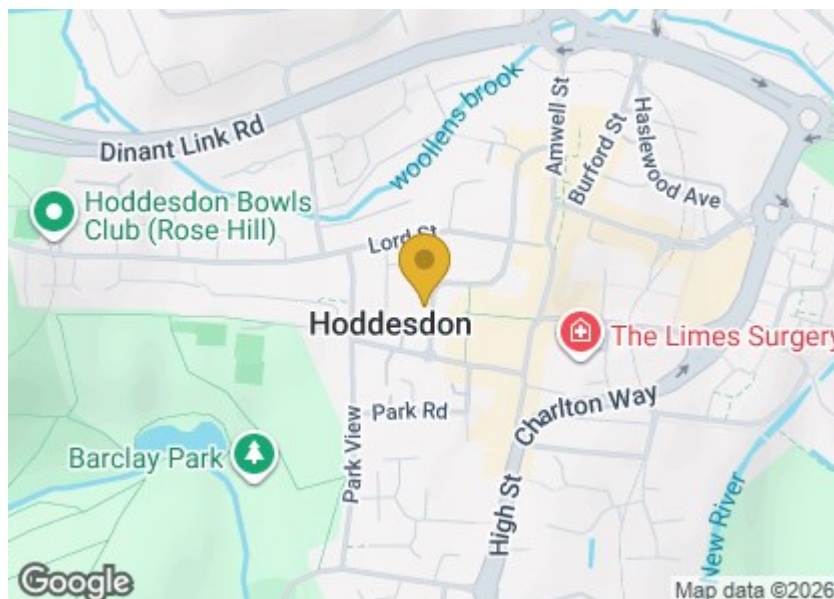
Tiled flooring, low level WC, vanity wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail, extractor.

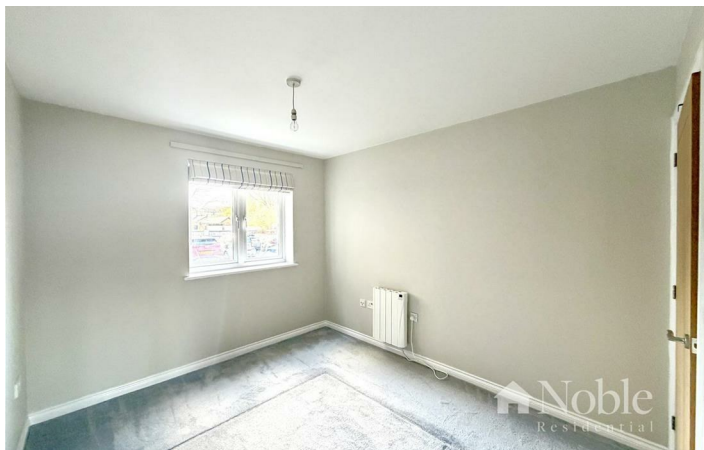
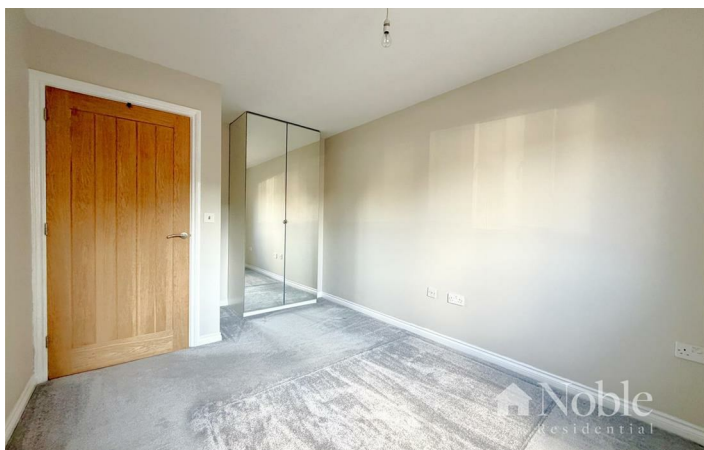
Parking

One allocated parking space located adjacent to the property.

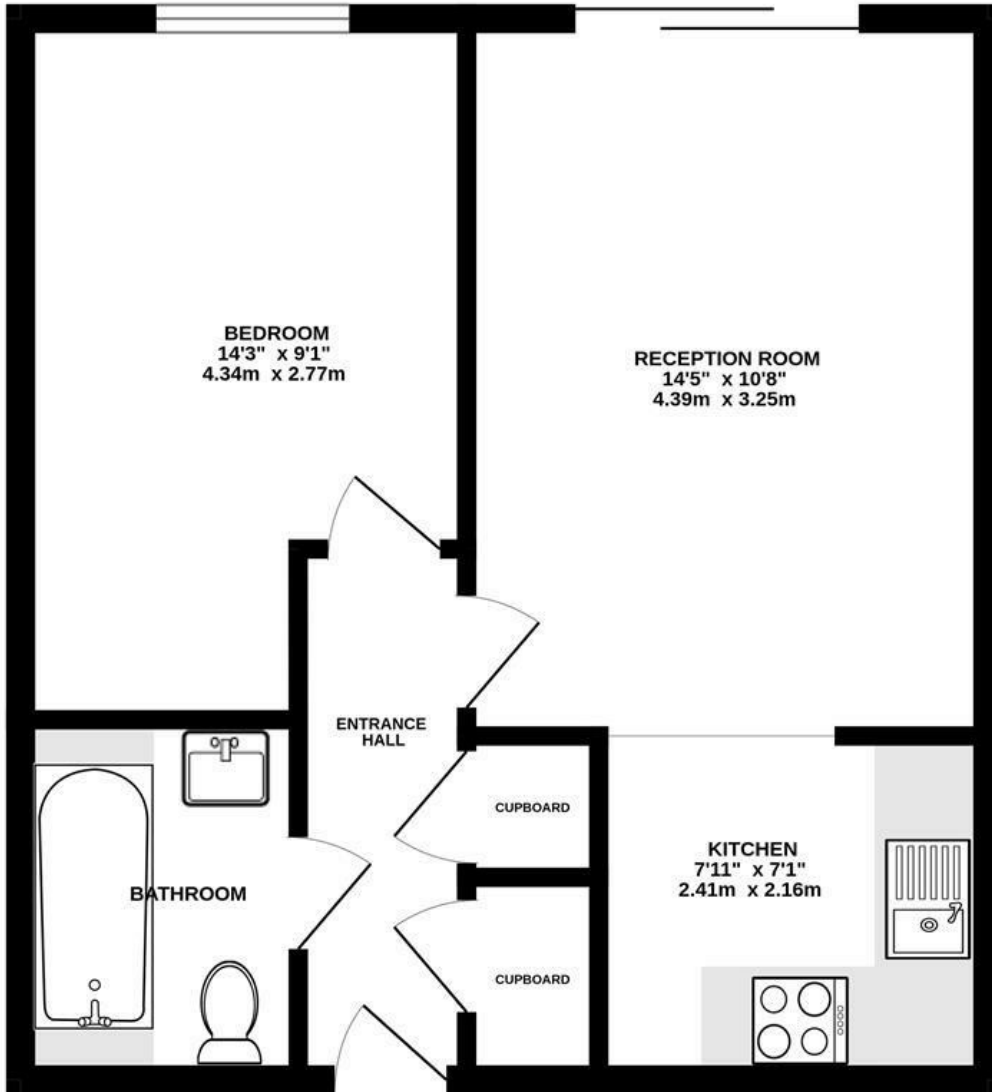
Courtyard

Paved courtyard area.





GROUND FLOOR
421 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 421 sq.ft. (39.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenant Fees:

Holding deposit is one week's rent
Tenancy deposit is five weeks' rent.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		