



**Shepherds**

Property Sales & Lettings

Plomer Avenue | Hoddesdon | EN11 9FQ | Offers Invited £239,995





# Plomer Avenue | Hoddesdon | EN11 9FQ

Welcome to this charming flat located on Plomer Avenue in the desirable town of Hoddesdon. This well-maintained property, built in 2004 offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, couples, or those looking to downsize.

The flat features a spacious reception room, providing a warm and inviting space for relaxation and entertaining. With two well-proportioned bedrooms, there is ample room for rest and privacy. The property also boasts two bathrooms, ensuring that morning routines are hassle-free and accommodating for guests. The property has been painted and benefits from some new carpets.

One of the notable advantages of this flat is the dedicated parking space for one vehicle, a valuable asset in this bustling area. Residents will appreciate the ease of access to local amenities, including shops, parks, and transport links, making daily life both convenient and enjoyable. The flat is located in a block of only two properties.

In summary, this flat on Plomer Avenue presents a wonderful opportunity to own a comfortable home in a sought-after location. With its practical layout and proximity to essential services, it is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your own.

Services include mains drainage, electric and water. No Gas Connected. Electric Heating.

Leasehold Information: Lease length 224 years from 2004 Development Charge £127.44, Maintenance Charge £1529.23 Services include mains drainage, electric and water. No Gas Connected. Electric Heating.

Leasehold Information: Lease length 224 years from 2004 Development Charge £127.44, Maintenance Charge £1529.23 Annually.

- 2 Bedroom Flat
- Wood Effect Flooring
- 2 Bathrooms (1 En-Suite)
- Only 2 Flats In Block
- Brand New Carpets
- Parking
- Small Modern Block
- Recently Redecorated
- Chain Free



Communal Entrance

Front Door

Hallway

10'8 x 3'9

Living/Dining Room

18' (max) x 14'0"

Kitchen

8'6" x 7'11

Bedroom One

11'1 x 10'5

En-Suite

7'7 x 3'4

Bedroom Two

10'5 x 7'3

Bathroom

11'4 x 5'6

External

Parking

Communal Gardens

Communal Bin Store



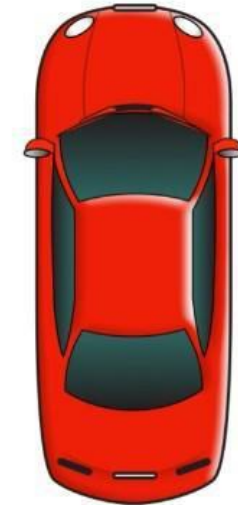
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**Tenure :** Leasehold  
**Council:** Broxbourne Borough  
**Tax Band:** C



# Plomer Avenue, Hoddesdon



Parking

This floor plan is for guidance only and may not be accurate, Shepherds floor plan includes furnishings as a visual guide and these 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.



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