



**WESTWOODLEBER**  
LET US GUIDE YOU HOME

High Street, Hoddesdon, EN11 8TL  
Offers in excess of £215,000



## High Street, Hoddesdon, EN11 8TL

**\*\* PERFECT FOR FIRST TIME BUYERS OR AN INVESTMENT OPPORTUNITY \*\*** Westwood Leber are delighted to bring to the market this well presented two double bedroom converted apartment in the heart of Hoddesdon's busy town centre. This property offers fantastic living accommodation comprising of a large 20ft x 13ft lounge, modern fitted kitchen and newly fitted three piece bathroom suite. Further benefits include off-street allocated parking, private entrance and the property to be sold with an extended lease. An internal viewing is highly recommended!

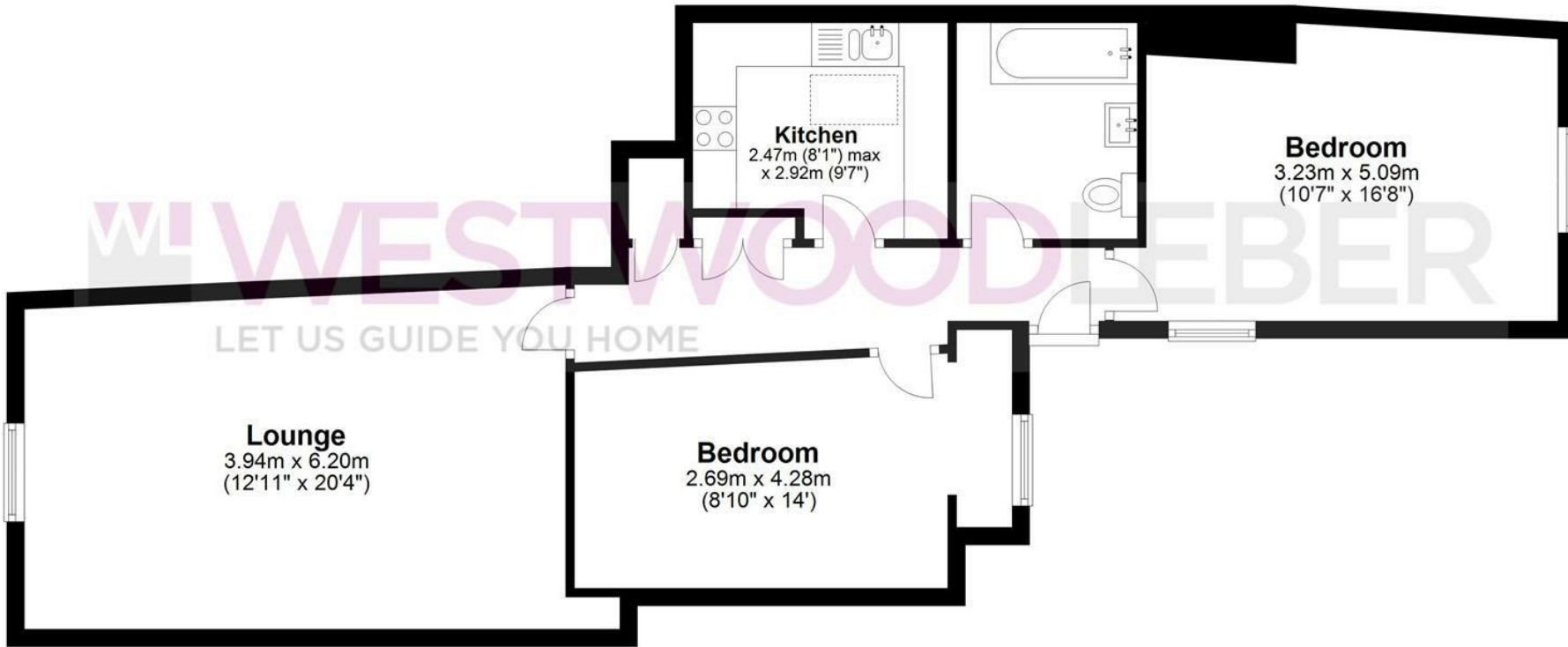


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## Ground Floor

Approx. 74.2 sq. metres (798.8 sq. feet)



Total area: approx. 74.2 sq. metres (798.8 sq. feet)

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE. Whilst every attempt had been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown. Property marketing provided by Westwood Leber.  
Plan produced using PlanUp.

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		51	59
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



