

Shepherds
Property Sales & Lettings

Esdaile Lane I Hoddesdon I EN11 8FD I £215,000


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Located a short walk to the heart of Hoddesdon town centre , this delightful retirement flat in Esdaile Hall, Esdaile Lane offers a perfect blend of comfort and convenience. The property is part of a highly regarded retirement development, offering a secure and friendly vibrant community environment for its residents .

The property is superbly presented and boasts two bedrooms, providing ample room for relaxation and personal space or the flexible potential of using one as a separate dining room, The well-appointed living area is ideal for entertaining guests or enjoying quiet evenings at home.

Residents will also appreciate the communal lounge, a welcoming space for socialising and engaging with neighbours. Additionally, the flat is equipped with a lift service, making it easily accessible for all. For those with vehicles, the property includes allocated parking for one vehicle, adding to the convenience of living in this desirable location.

With its prime position in Hoddesdon, you will find a variety of shops, cafes, bus services and amenities just a short stroll away, enhancing the appeal of this charming flat.

Offered for a Chain Free Sale and a long lease an early viewing is highly recommended.

Unexpired Lease 280 years # Service Charges £3083.08 per annum # Ground rent £250.00 per annum.

Mains gas, water, electricity and drainage connected.











- Chain Free Sale Offered
- Convenient Town Centre Location
- Lift Service & Stairs
- Allocated Parking Space
- Well Proportioned and Presented Throughout
- Long Lease
- Two Bedrooms
- Communal Residents Lounge
- Modern Bath / Shower Room
- Gas Central Heating









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 :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**D**









Communal Hall With Entryphone

Entrance hall

Living Room
12'11 x 11'1

Kitchen
10'5 x 6'4

Bedroom One
11'1 x 10'2

Bedroom Two
14'11 x 8'8 max

Bath/ Shower Room
8'8 x 6'7

Communal Residents Lounge

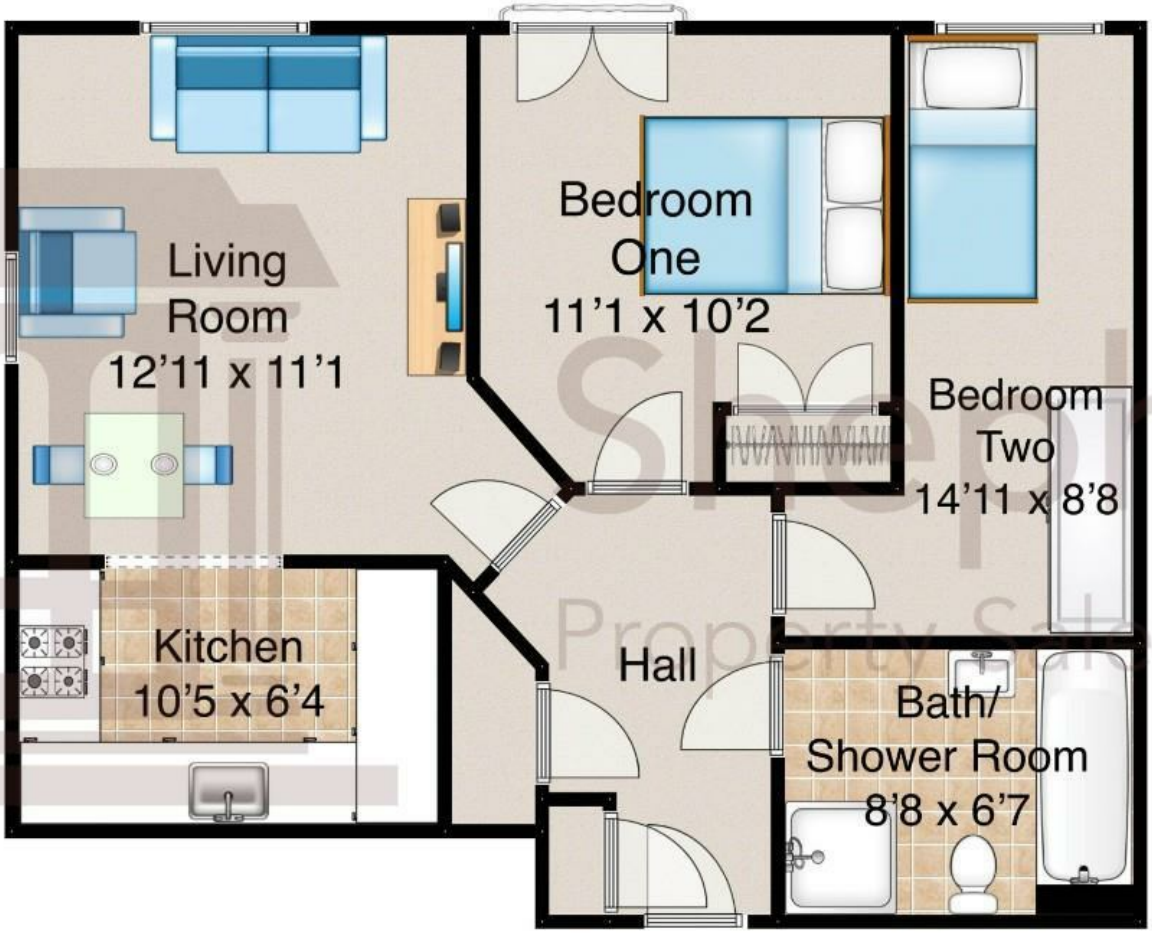
Communal Kitchen

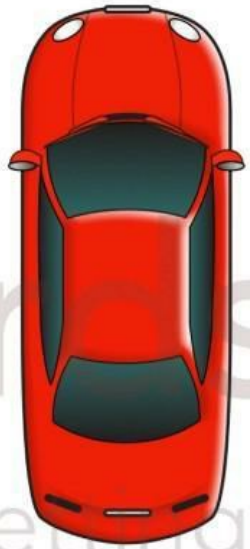
Communal Laundry

Community Courtyard Garden

Allocated Parking

Esdaile Hall , Esdaile Lane, Hoddesdon





Alocated Parking
Space

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and may not bereused or edited without the consent of Shepherds Estate Agents Ltd





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FINE & COUNTRY

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The Property Ombudsman