



**Shepherds**  
Property Sales & Lettings

Lampits | Hoddesdon | EN11 8EA | £229,995



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Welcome to this modern, 'skyview' apartment in the desirable area of Lampits, Hoddesdon. Built in 2019, this 'show home' property offers a contemporary living experience, perfect for individuals or couples seeking a comfortable home.

The apartment features an open plan reception room with a kitchen and dining area that provides a warm and inviting space for relaxation or entertaining guests. The bedroom is spacious and bright and offers a built-in wardrobe. The bathroom is well fitted, functional and equipped with all the necessary amenities to meet your daily needs, including a modern shower with two heads.

Externally, there are plenty of parking spaces available and a communal bin store. Situated in a popular area of Hoddesdon, benefiting from its proximity to local shops, cafes, and parks, making it an ideal choice for those who appreciate convenience and a lively atmosphere. Do not miss the chance to make this delightful property your own.

Services include mains drainage, electricity and water. Underfloor Heating throughout.  
Leasehold Information: Lease length 125 years from 2019 : Service Charge: £114 per calendar month : Ground Rent: £120 every six months.

- Stunning 'Skyview' Apartment
  - Modern Bathroom
  - Parking
- Open Plan Living
  - Underfloor Heating Throughout
  - Close To Town Centre
- Immaculate Condition
  - Fitted Wardrobes
  - Long Lease



|                       |                  |
|-----------------------|------------------|
| Communal Entrance     | C/D              |
| Communal Hallway      | C/D              |
| Front Door            | 7'4 x 3'3        |
| Hallway               | External         |
| 10'7 x 3'10           | Communal Parking |
| Living/Kitchen/Dining | Bin Store        |
| 22'8 x 11'10 max      |                  |
| Bedroom               |                  |
| 10'9 x 10'1 max       |                  |
| Bathroom              |                  |
| 7'2 x 5'9 max         |                  |



**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**  
**B**



# Lampits, Hoddesdon (Skyview Apartment)

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 can not be reused or edited without the consent of Shepherds Estate Agents Ltd.





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## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)

