

Shepherds
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Eversley Lodge I HODDESDON I EN11 8PH I £389,995


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Welcome to Eversley Lodge, a charming top-floor apartment located on Park View in the heart of Hoddesdon. This delightful flat, built in 1967, offers a generous living space of 1,071 square feet (including garage), making it an ideal home for families or professionals seeking comfort and convenience.

As you enter the property, you are greeted by a communal entrance door leading to a well-maintained hallway. The apartment boasts a spacious living room, perfect for relaxation and entertaining guests. The modern kitchen is equipped with contemporary fittings, ensuring that cooking is a pleasure.

This residence features three well-proportioned bedrooms, including a principle suite with an en-suite bathroom, providing a private retreat for the homeowner. Additionally, there is a second bathroom, making it convenient for family and guests alike.

Gas central heating and UPVC double glazing ensure that the apartment remains warm and energy-efficient throughout the year. Outside, residents can enjoy the beautifully kept communal gardens, offering a tranquil space to unwind.

Eversley Lodge is ideally situated just a short walk from the town centre, where you will find a variety of shops, cafes, and amenities. The property also benefits from a garage for one vehicle, adding to its appeal.

This chain-free sale presents a wonderful opportunity to acquire a lovely flat in a sought-after location. Whether you are looking to buy your first home or seeking a spacious apartment to downsize into, this property is not to be missed.

The property benefits from mains gas,electric, water and sewage. The property has a lease that expires in 2167 (141 years remaining), no ground rent and a maintenance charge of £2,277.40.











- Three Bedrooms
- En-Suite Bathroom
- Gas Central Heating
- 141 Years On The Lease Remaining
- Short walk of Town Centre
- Top Floor Apartment
- Large Living Room
- Communal Gardens
- UPVC Double Glaing
- Chain Free Sale











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 Borough Council**
Tax Band:	**D**







Communal Entrance Door

Communal Hallway & Stairs

Entrance Door

Hallway
14'6 x 3'8 min

Living / Dining Room
19'10 ext 24'0" x 12'8"

Kitchen/Breakfast Room
10'11" x 10'10"

Bedroom One
14'9" x 10'11

En-Suite Bathroom
7'6" x 6'2"

Bedroom Two
14'6" x 7'10"

Bedroom Three
12'1" x 6'6"

Family Bathroom

Exterior

Gated Parking

Garage

Communal Gardens

Patio Area

Eversley Lodge, Park Road, Hoddesdon



This floor plan is fpr guidance only and may not be accurate.Shepherds have added furnishings as a visual guide only and will not be included in any contract. This 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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