



Shepherds

Property Sales & Lettings

Lowfield Court | Hoddesdon | EN11 8PJ | £229,995



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Welcome to this charming two-bedroom first floor flat located in the heart of Hoddesdon, As you enter the flat, you are greeted by an entrance hall leading to the living room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests, separate kitchen, two well-proportioned bedrooms and bathroom, which is conveniently situated to serve both rooms.

One of the standout features of this property is its gated residents parking, ensuring that you have a secure space for your vehicle. Additionally, the flat benefits from a long lease, providing peace of mind for future ownership. Being chain-free adds to the appeal, allowing for a smoother and quicker transaction. mains water ,

Situated in a town centre location, you will find yourself just a stone's throw away from a variety of shops, cafes, and local amenities, making daily life both convenient and enjoyable. The vibrant community of Hoddesdon offers a range of activities and services, ensuring that you are never far from what you need.

In summary, this flat at Lowfield Court presents an excellent opportunity for those seeking a comfortable and well-located home in Hoddesdon. With its charming features, secure parking, and proximity to the town centre, this property is not to be missed. Mains water, Electricity, and Mains drainage are all connected,

We are advised * 97 Years un expired lease *£1,181.02 Per annum service charge,

PLEASE NOTE: Internal photographs shown were taken prior to the current tenant moving in- internal inspection should be caried out by prospective purchasers.

- Two Bedrooms
 - Gated Private Parking
 - Electric heating
- Town Centre Location
 - First Floor
 - Modern Kitchen
- Double Glazing
 - Chain free
 - Close to shops



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Communal Entrance Door	Bedroom Two
Communal Hallway	9'5" > 6'7" x 8'3"
Entrance door to Flat	Bathroom
Hallway	8'7" x 5'6"
Living Room	Outside
16'0" x 10'5"	Parking Space
Kitchen	Bin Store
8'7" x 5'6"	
Bedroom One	
10'11" x 10'8"	



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.



Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Brough
C





Lowfield Court, Lowfield Lane, Hoddesdon



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



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