



Shepherds



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Property Sales & Lettings

Plomer Avenue | Hoddesdon | EN11 9FQ | £225,000



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Welcome to this well proportioned 2 bedroom apartment overlooking a small green on the popular development. Plomer Avenue is situated to the north of Hoddesdon town center and is within easy reach of an excellent choice of local shops, well known high street brand super markets, restaurants and leisure facilities. There is also a twice weekly outdoor market and local bus services.

The apartment features a spacious reception room, providing a bright and inviting space for relaxation and entertaining. There are two well-proportioned bedrooms and two bathrooms.

One of the notable advantages of this flat is the dedicated parking space for one vehicle, a valuable asset nowadays.

To be sold with a new, extended lease upon completion and chain free.

Services include mains drainage, electric and water. No Gas Connected. Electric Heating.

The current charges break down for the current year are as follows: (Please note Baddalls charges are adjusted every year and these are calculated and sent in advance (June/July time) for the changes to recommence every August).

Beddalls service charge Aug 2025 - August 2026 (monthly) £127.44

Beddalls annual rent £166.29 (August 2025)

Ground rent to Freehold Management plc (£87.50 paid biannually in Dec and May) £175.

- Two Bedrooms
 - First Floor Flat
 - Popular Development
- Two Bathrooms
 - Electric Heating
 - New Lease On Completion
- Bright Living Room
 - Residents Parking
 - Chain Free



Communal Entrance Door	En-Suite Shower Room
Communal Staircase	7'8 x 3'6
Entrance Door	Bedroom Two
Hallway	10'4 x 7'3
Living Room	Family Bathroom
14'6 x 14'5	11'4 x 5'7
Kitchen	Exterior
8'5 x 7'11	Parking
Bedroom One	
11'2 x 10'4	



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.

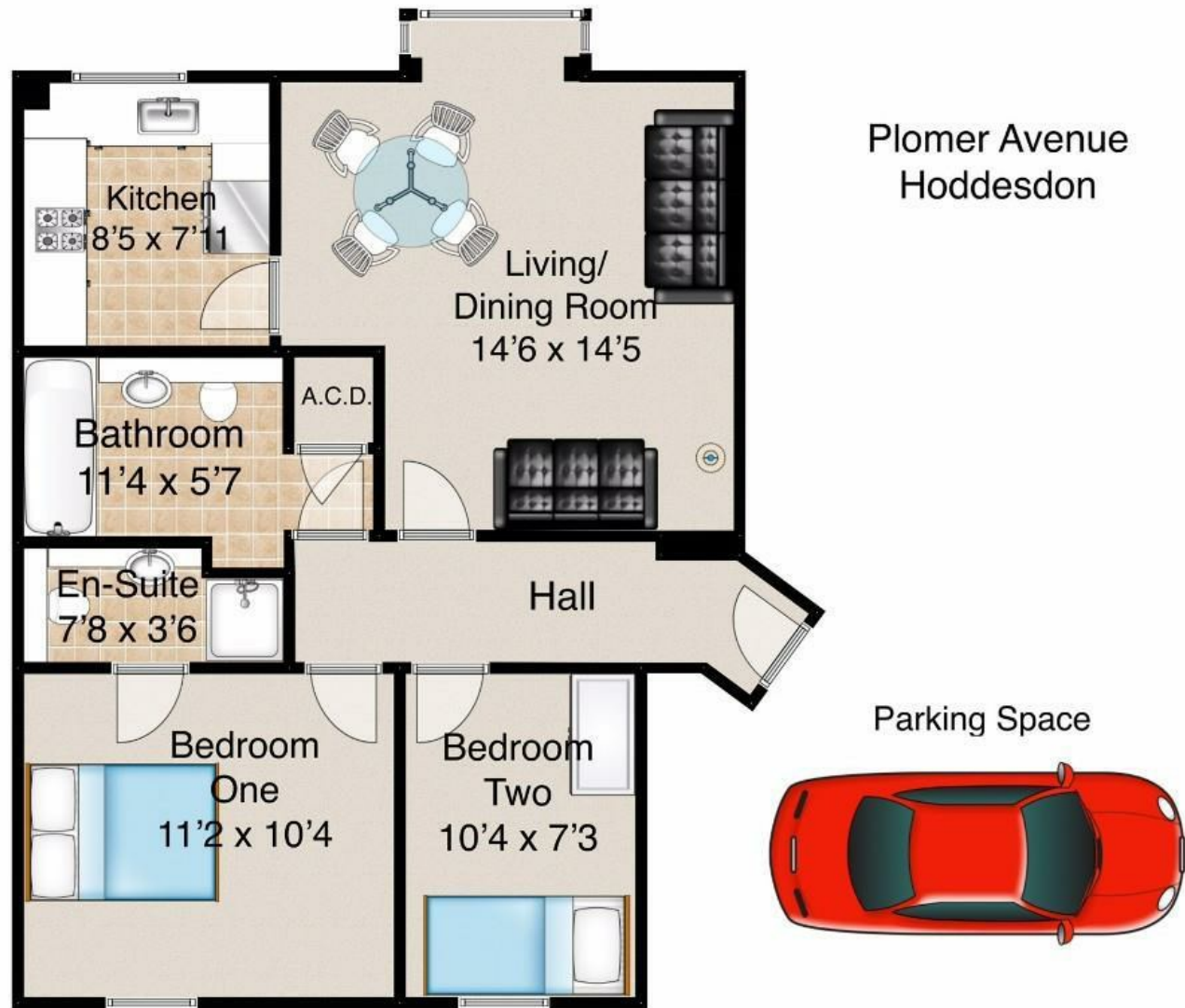


Tenure :
Council:
Tax Band:

Leasehold
Broxbourne Borough Council
C







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