



Shepherds

Property Sales & Lettings



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Brocket Road | Hoddesdon | EN11 8NX | £349,995

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Welcome to this delightful flat located in the center of the charming market town of Hoddesdon. This property is part of a highly regarded retirement development for independent living, offering a perfect blend of comfort and convenience for those seeking a peaceful lifestyle.

The flat features Two spacious double bedrooms, providing ample room for relaxation and rest. The well-proportioned living space includes a welcoming living room, kitchen, shower room with a WC. The layout is thoughtfully designed to ensure ease of movement and accessibility, making it a suitable choice for retirement living.

One of the standout features of this property is its prime location in the town centre with a south facing view. Residents will appreciate the close proximity to local amenities, doctors, chemists, shops, and services, ensuring that everything you need is just a short stroll away.

Additionally, the development boasts a residents' lounge, kitchen, dining area and various facilities, fostering a sense of community among neighbours and providing opportunities for socialising and leisure activities. There is development Manager who deals with the day to day running of the development, a lift service to all floors, residents laundry room, a guest suite that can be rented by family and friends, and a pleasant residents garden area.

The top floor apartment combines modern living with the comforts of a well-established community. Whether you are looking to downsize or simply seeking a tranquil place to call home, this property offers an excellent opportunity to enjoy a fulfilling retirement in a vibrant setting. The apartment is fitted with an emergency pull cord emergency system.

Lease Hold Property: Lease Length 100 years remaining Ground Rent £500 per annum, Maintenance charge £2000 per 6 Months. which includes building insurance and water charges.

Mains Services Electric, water, sewage. (no Gas Connected)



- 2 Double Bedroom Apartment
- Electric Heating
- Shower Room
- Communal Social Rooms
- Lift & Stair Access
- Living/ Dining Room
- Kitchen with Appliances
- Independent Living for over 55's
- Guest Accommodation
- Chain Free



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.

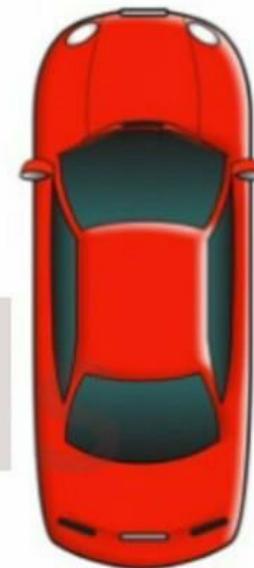
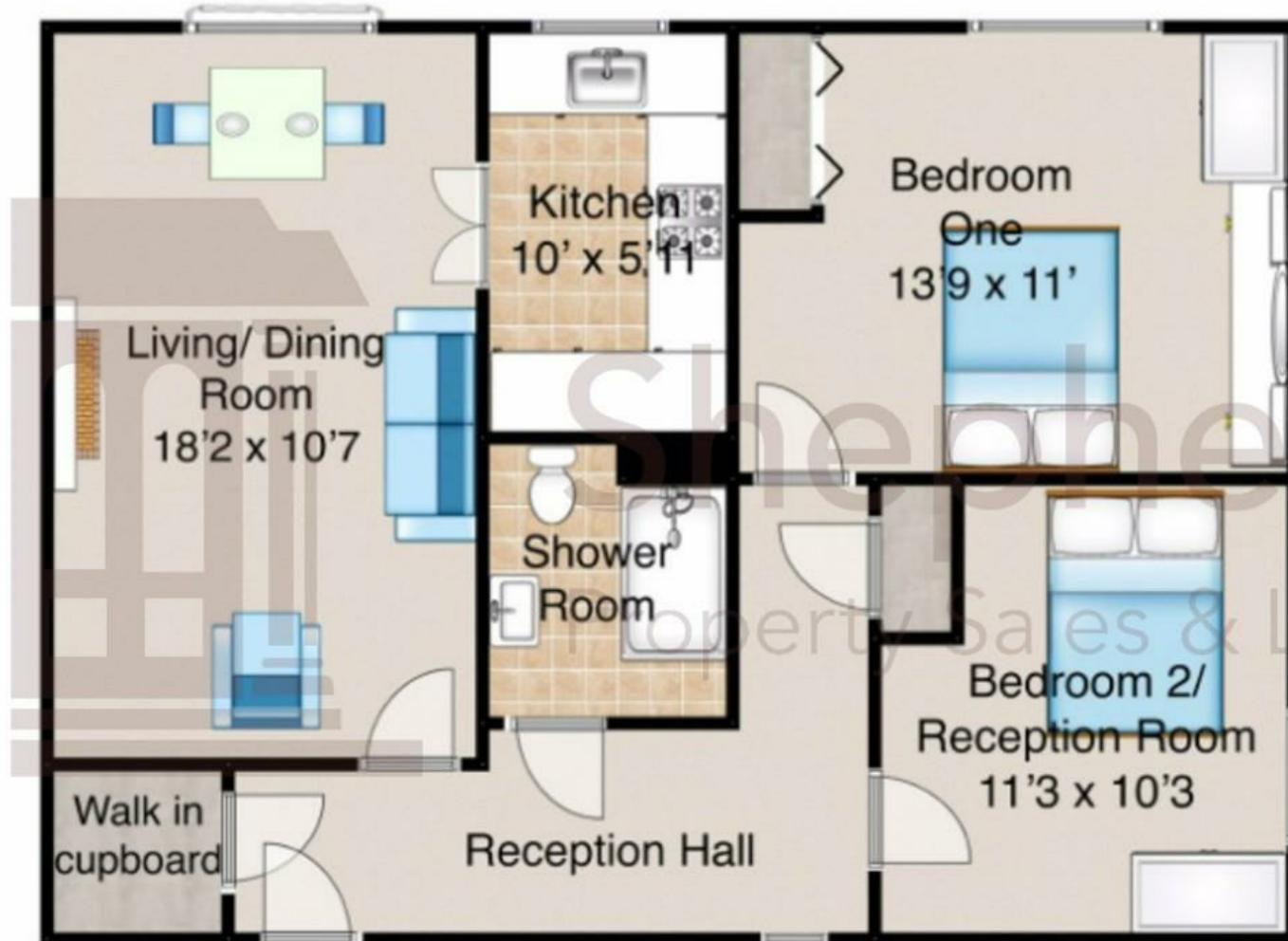


Tenure : Leasehold
Council: Broxbourne
Tax Band: D



Entrance Door	Bedroom Two/ Reception Room
Reception Hall	11'3 x 10'3
15'11 x 11'3 I shaped	Communal Facilities/Rooms
Walk in Cd	Communal Entrance Door
4'7 x 3'11	Communal Living Room
Living/ Dining Room	Communal Dining Room
18'2 x 10'7	
Kitchen	Communal Kitchen
10' x 5'11	Large Laundry Room
Bedroom One	Recycling /Refuse Room
13'9 x 11'	
Shower Room	Guest Suite

Benstede Court Brocket Road, Hoddesdon



NO Allocated
Parking

Approx. Sq Ft 665

This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and can 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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