



Shepherds  
Property Sales & Lettings



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High Street | Hoddesdon | EN11 8UX | £138,000



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Nestled close the town center Hoddesdon, this charming 1-bedroom retirement flat offers a cosy retreat for those over 60. The property boasts a spacious reception room, a well-appointed bathroom, and a convenient lift service for easy access, Communal lounges to meet friends and residents and has the benefit of a development manager.

Built in 1989, this flat provides a comfortable living space of 445 sq ft, perfect for those seeking a peaceful abode. With parking available for one vehicle, you can rest assured that your car will have a secure spot.

Situated close to Barclay Park and Hoddesdon town centre, this property offers the best of both worlds - tranquility and convenience. Whether you fancy a leisurely stroll in the park or a day out in town, everything is within easy reach.

Don't miss this opportunity to own a delightful retirement apartment in a prime location. Book a viewing today and envision yourself enjoying the serene lifestyle this property has to offer.

## Leasehold Information

Service Charge payable every 6 months £1934.66 (£3869.32 Per annum)

Ground Rent £298.43 every 6 months (596.86 Per annum)

Lease Length 125 years from 1989 (90 years approx remaining)

\* Mains electricity \* Mains drainage \*Mains Water

- Over 60s Retirement Property
- UPVC Double Glazing
- Parking
- Town Centre Location
- Two Communal Rooms
- Pull Alarm System
- Electric Heating
- Communal Laundry
- Lift Access



Communal Doorways

Communal Hallways

Access to Lift & Stairs

Entrance Door

Entrance HALL

Storage Cupboard

Living Room

19'7 x 10'4

Kitchen

7'3 x 5'4

Bedroom

13'11 max +wds x 8'10

Bathroom

6'9 x 5'5

Communal Areas

Two Community Rooms

Community Laundry

Rentable Guest Bedroom

Casual Parking



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Tenure : Leasehold  
Council: Broxbourne Borough Council  
Tax Band: C



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Belvedere Court  
High Street  
Hoddesdon



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This floor plan is for guidance only and may not be accurate, Shepherds have added furnishings as a visual guide and will not be part of the contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the



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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)

### **HODDESODON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

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

