

Shepherds
Property Sales & Lettings

Brocket Road I Hoddesdon I EN11 8NX I £312,995


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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











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Tenure :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**D**







Entrance Door

Reception Hall

15'11 x 11'3 l shaped

Walk in Cd

4'7 x 3'11

Living/ Dining Room

18'2 x 10'7

Kitchen

10' x 5'11

Bedroom One

13'9 x 11'

Shower Room

Bedroom Two/ Reception Room

11'3 x 10'3

Communal Facilities/Rooms

Communal Entrance Door

Communal Living Room

Communal Dining Room

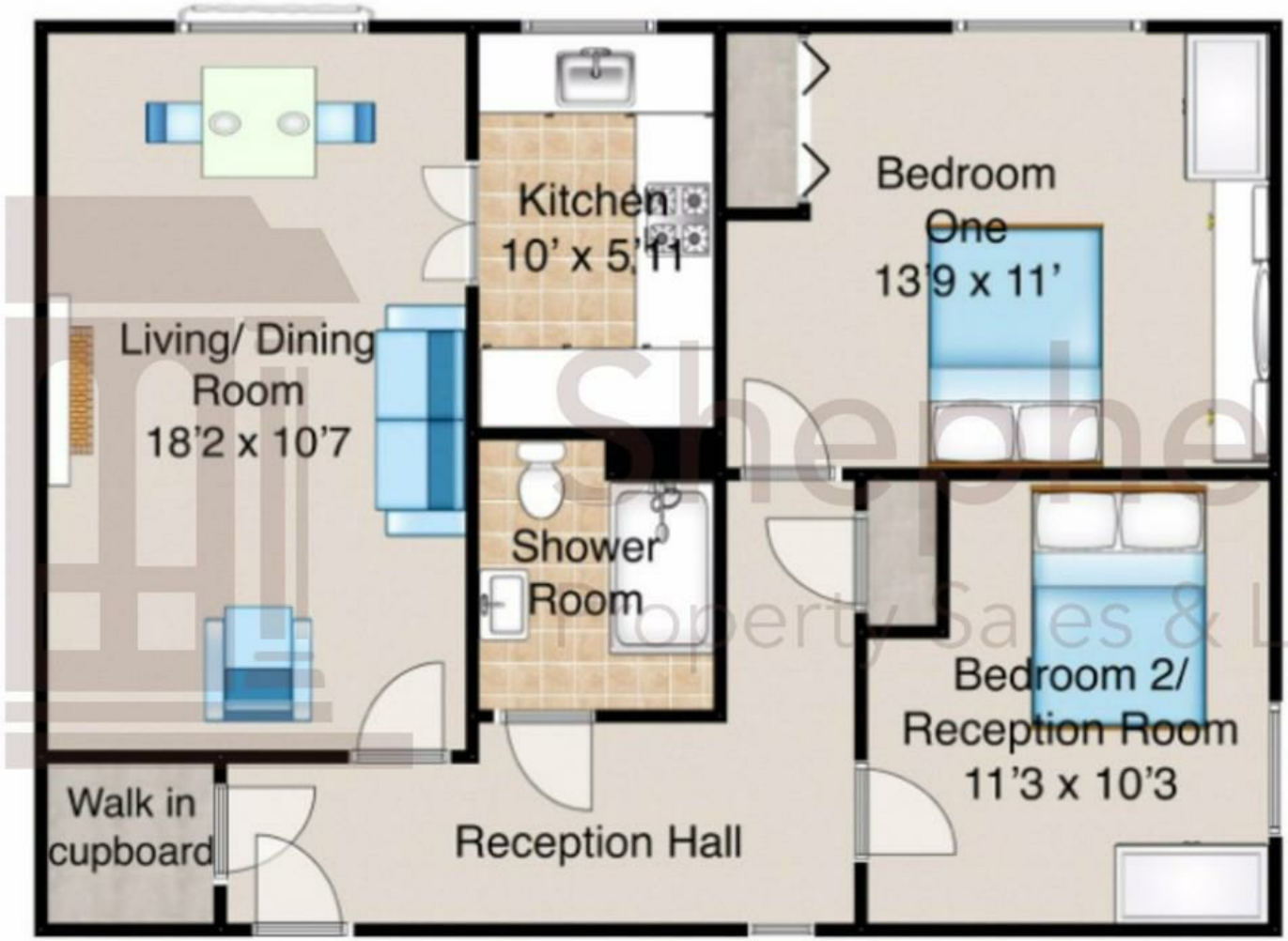
Communal Kitchen

Large Laundry Room

Recycling /Refuse 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 an can not be reused or edited without the consent of Shepherds Estate Agents Ltd.





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FINE & COUNTRY

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