



**Sandringham Lodge Taverners Way, Hoddesdon EN11 8UG**

**welcome to**

**Sandringham Lodge Taverners Way, Hoddesdon**

BEING OFFERED WITH 50% SHARED OWNERSHIP. WILLIAM H BROWN are pleased to offer this beautifully presented GROUND FLOOR TWO BEDROOM APARTMENT within a gated development, direct access into communal gardens, ALLOCATED PARKING and NO ONWARD CHAIN.



### **Accommodation Comprises**

Main communal front doors leading to:

#### **Entrance Hall**

Via video entry system to communal hallways.

#### **The Apartment**

entrance door to:

#### **Entrance Hall**

E7 night storage heaters, storage cupboard, airing cupboard, door to;

#### **Lounge / Kitchen Area**

KITCHEN AREA Fitted with modern wall and base units with ample work surfaces, hob, oven and extractor fan, sink unit, plumbing for washing machine, space for fridge freezer.

LOUNGE AREA patio doors leading to communal gardens, TV point, power points, E7 night storage heater.

#### **Bedroom 1**

Window, power points, panel heater.

#### **Bedroom 2**

Window, power points, built in wardrobes, panel heater.

#### **Bathroom**

A panel enclosed bath with wall mounted shower unit, sink unit, low flush WC, heated towel rail.

#### **Exterior**

Communal gardens and allocated parking.

### **Agents Note**

AGENTS NOTE: This property is currently under shared ownership in conjunction with Housing Solutions who have criteria for any purchase, the advertised price is for the sellers 50% share. £705.40 (INC SERVICE CHARGE) per month is paid to the Housing Association for the retained share. Service Charge is £272.62 Ground Rent is £428.78. Please contact with Housing Solutions for guidance on purchase requirements.



**view this property online** [williamhbrown.co.uk/Property/HSD112883](http://williamhbrown.co.uk/Property/HSD112883)



welcome to

## Sandringham Lodge Taverners Way, Hoddesdon

- Being Sold with 50% Shared Ownership
- Beautifully Presented Ground Floor Apartment
- Direct Access to Communal Gardens
- Allocated Parking
- Secure Gated Development

Tenure: Leasehold EPC Rating: Awaiting

Council Tax Band: C Service Charge: 3042.82 Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

shared ownership

# £125,000



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112883](http://williamhbrown.co.uk/Property/HSD112883)



Property Ref:  
HSD112883 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**