Shepherds
Property Sales & Lettings

Priory Close I HODDESDON I EN11 8DB I £239,995

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Welcome to this charming split-level flat located on Priory Close, nestled in the heart of South Hoddesdon. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize or buy to let.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home. The kitchen/diner offers a practical layout that allows for both cooking and dining, making it a wonderful space for family meals or social gatherings.

One of the key advantages of this property is its prime location being situated close to the town centre, residents will enjoy easy access to a variety of shops, cafes, and local amenities, including the attractive outdoor space at Barclay Park. Additionally, the flat is conveniently located within a short distance of Broxbourne Station, making it an excellent choice for commuters seeking quick and easy travel to London and beyond.

Mains Gas, Electricity mains drainage are connected.
Un expired lease 170 years service charges £1880 per annum- no ground rent

AGENTS NOTE: Photographs shown were taken prior to the current tenant moving in and are for reference purposes only; Intending purchasers should satisfy themselves by viewing inspection.
Un expired lease 170 years service charges £1,1880 per annum

- 2 Double Bedrooms
- Split Level Accomodation
- Living Room
- Kitchen/ Dining Room
- Gas Central Heating
- Double Glazing
- Long lease
- Broxbourne Station Within Reach
- South Hodddeson
- Close to Amenities

Hall

11'6" x 5'9"

Kitchen/diner

11'9" x 8'5"

Sitting room

15'2" x 8'11"

Stairs & Landing

Bedroom 1

12'11" x 9'0"

Bedroom 2

8'5" x 8'5"

Bathroom

8'11" x 5'8"

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.

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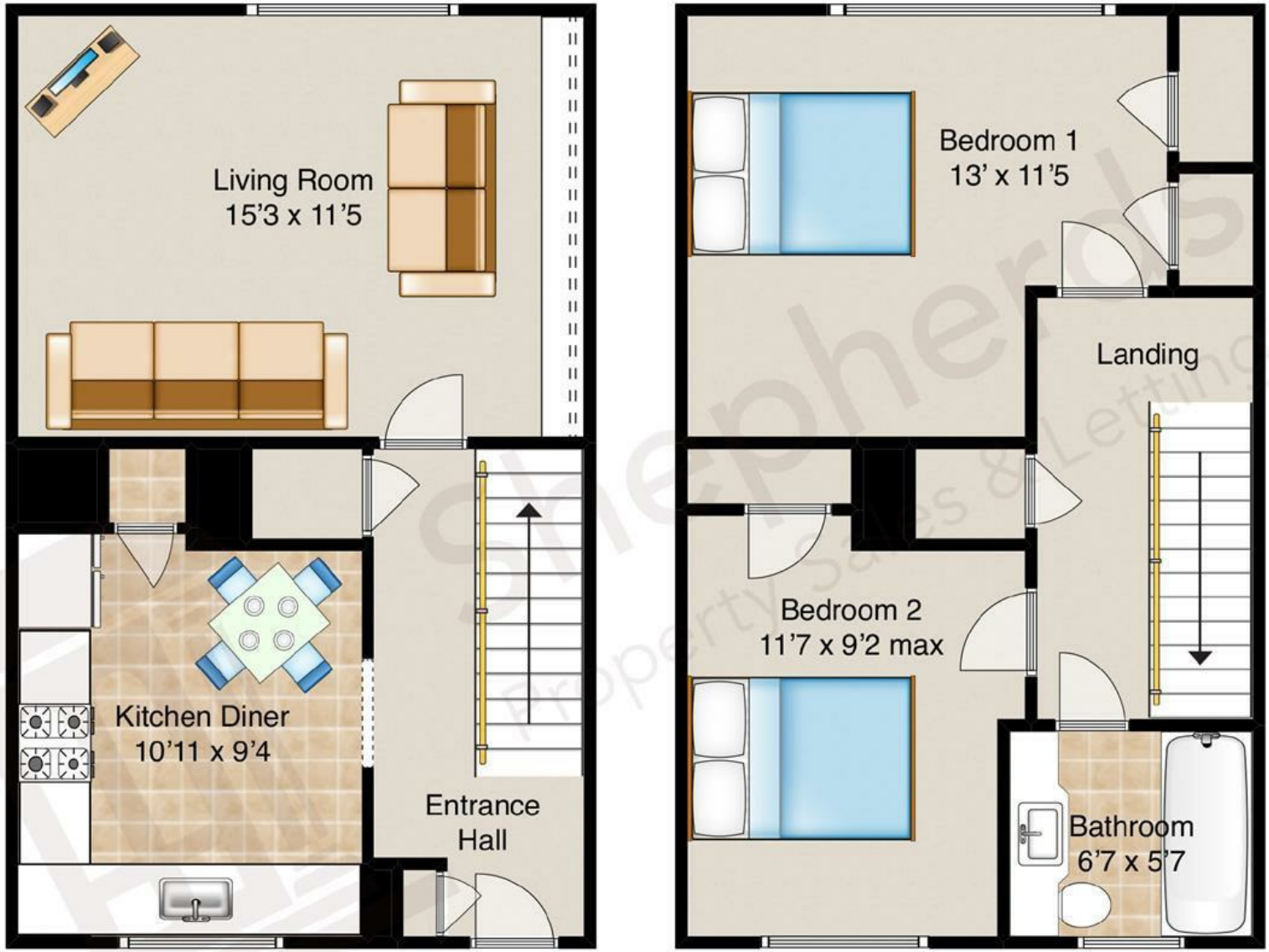
Tenure :	**Leasehold**
Council:	**Broxbourne**
Tax Band:	**C**

Priory Close, Hoddsedon



This floorplan is for guidance only and may not be accurate.
Shepherds have added the furniture as a visual guide only and the items shown will not be included.

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FINE & COUNTRY

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The Property Ombudsman