

Shepherds
Property Sales & Lettings

Lampits I HODDESDON I EN11 8EF I £235,000








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Nestled in a charming area close to the New River in Lampits this delightful two-bedroom flat offers a perfect blend of comfort and convenience, the property boasts a long lease and sensible service charges, making it an attractive option for both first-time buyers and those looking to downsize.

Upon entering, you will find a good-sized living room with dining area, ideal for entertaining guests or enjoying quiet evenings at home. The flat features two well-proportioned bedrooms ensuring a restful retreat, a good size kitchen and Bathroom, There is also a deep storage cupboard off the Hall, handy for bikes/ folding prams , storage etc. One of the standout features of this property is the inclusion of a garage located nearby, providing valuable off-street parking or additional storage space.

The Lampits development is well-regarded, offering easy access to local amenities, transport links, shops, restaurants and excellent choice of well known brand supermarkets. Residents can enjoy the convenience of nearby facilities while benefiting from the tranquillity of a residential setting close to the New River spring water course with riverside walks to Broxbourne and its well served overground rail Station.

Agents Note; The photographs depicted are for reference purposes taken prior to the existing tenant moving in- any intending purchasers should inspect the property internally.

Unexpired Lease approx 940 years # £21 Annual Ground Rent # £1504.00 per annum service charges
Mains water # Mains drainage# #Mains electricity connected.

- Two Bedrooms
- Double Glazing
- Good size Lounge with Dining area
- Good position with River Views
- Garage close by
- Good Size Kitchen
- Handy Deep Storage Cupboard
- Bathroom and WC
- Popular Location close To Town





Entrance Hall

Walk In-Storage Cupboard

Lounge/Dining Room

21'11" x 11'9" max

Kitchen

10'4" x 7'1"

Bedroom One

10'0" x 9'6 inc wds

Bedroom Two

10'2" x 7'4"

Bathroom

7'0" x 6'1"

Outside











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 Brough**
Tax Band:	**C**


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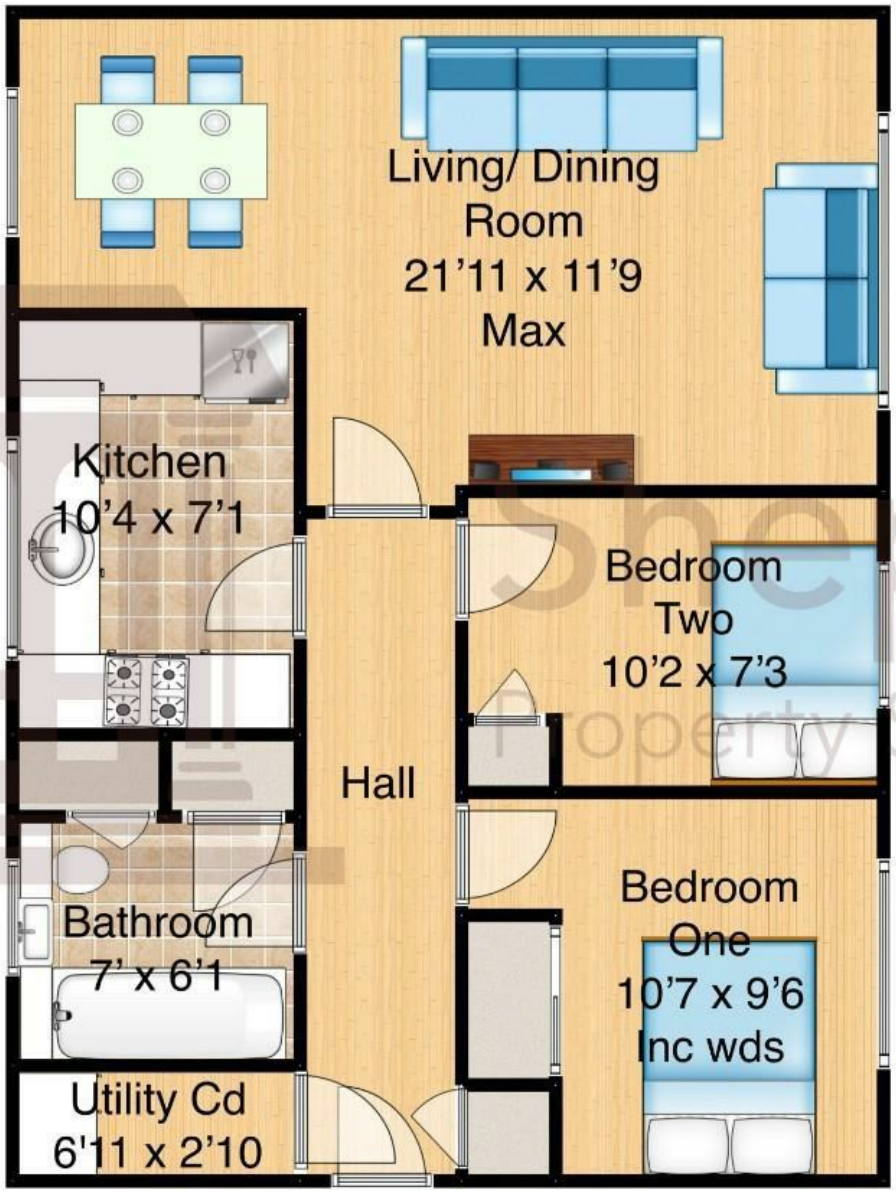
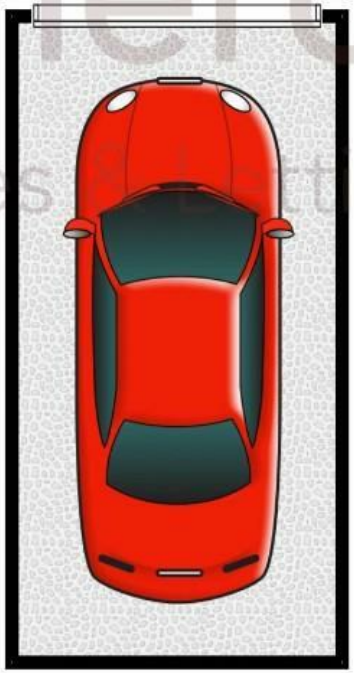


This floor plan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and these items will not be included in a contract. The floor plan is covered by the Copyright Act 1988 and can not be edited or reused without the consent of Shepherds Estate Agents Ltd.

Garage En-Block



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The Property Ombudsman