



Shepherds
Property Sales & Lettings



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Plomer Avenue | Hoddesdon | EN11 9FQ | £235,000



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Welcome to this well proportioned 2 bedroom apartment overlooking a small green on the popular development. Plomer Avenue is situated to the north of Hoddesdon town center and is within easy reach of an excellent choice of local shops, well known high street brand super markets, restaurants and leisure facilities. There is also a twice weekly outdoor market and local bus services.

The apartment features a spacious reception room, providing a bright and inviting space for relaxation and entertaining. There are two well-proportioned bedrooms and two bathrooms.

One of the notable advantages of this flat is the dedicated parking space for one vehicle, a valuable asset nowadays.

To be sold with a new, extended lease upon completion and chain free.

Services include mains drainage, electric and water. No Gas Connected. Electric Heating.

The current charges break down for the current year are as follows: (Please note Baddalls charges are adjusted every year and these are calculated and sent in advance (June/July time) for the changes to recommence every August).

Beddalls service charge Aug 2025 - August 2026 (monthly) £127.44

Beddalls annual rent £166.29 (August 2025)

Ground rent to Freehold Management plc (£87.50 paid biannually in Dec and May) £175.

- Two Bedrooms
- Two Bathrooms
- Bright Living Room
- First Floor Flat
- Electric Heating
- Residents Parking
- Popular Development
- New Lease On Completion
- Chain Free



Communal Entrance Door

Communal Staircase

Entrance Door

Hallway

Living Room

14'6 x 14'5

Kitchen

8'5 x 7'11

Bedroom One

11'2 x 10'4

En-Suite Shower Room

7'8 x 3'6

Bedroom Two

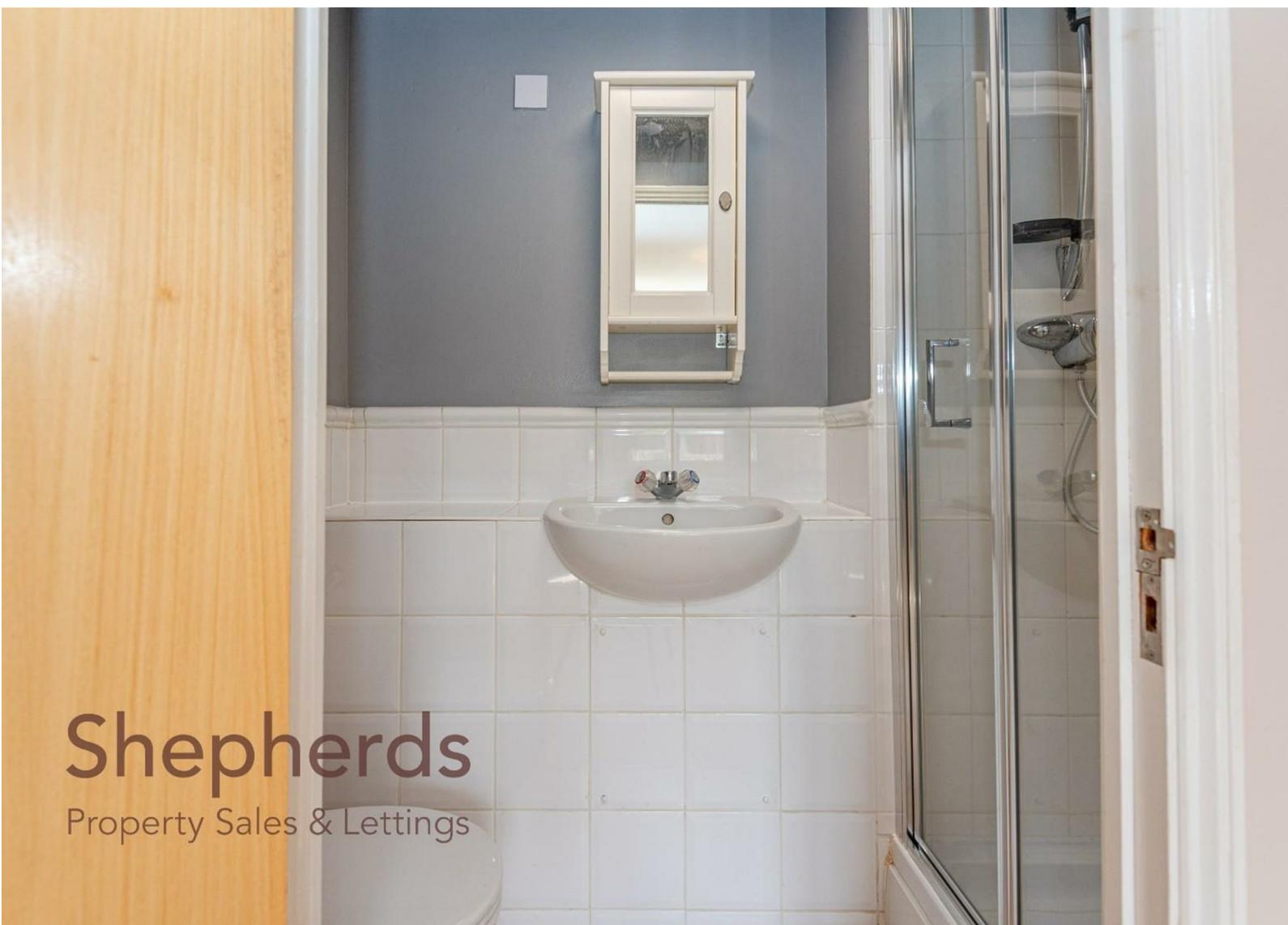
10'4 x 7'3

Family Bathroom

11'4 x 5'7

Exterior

Parking



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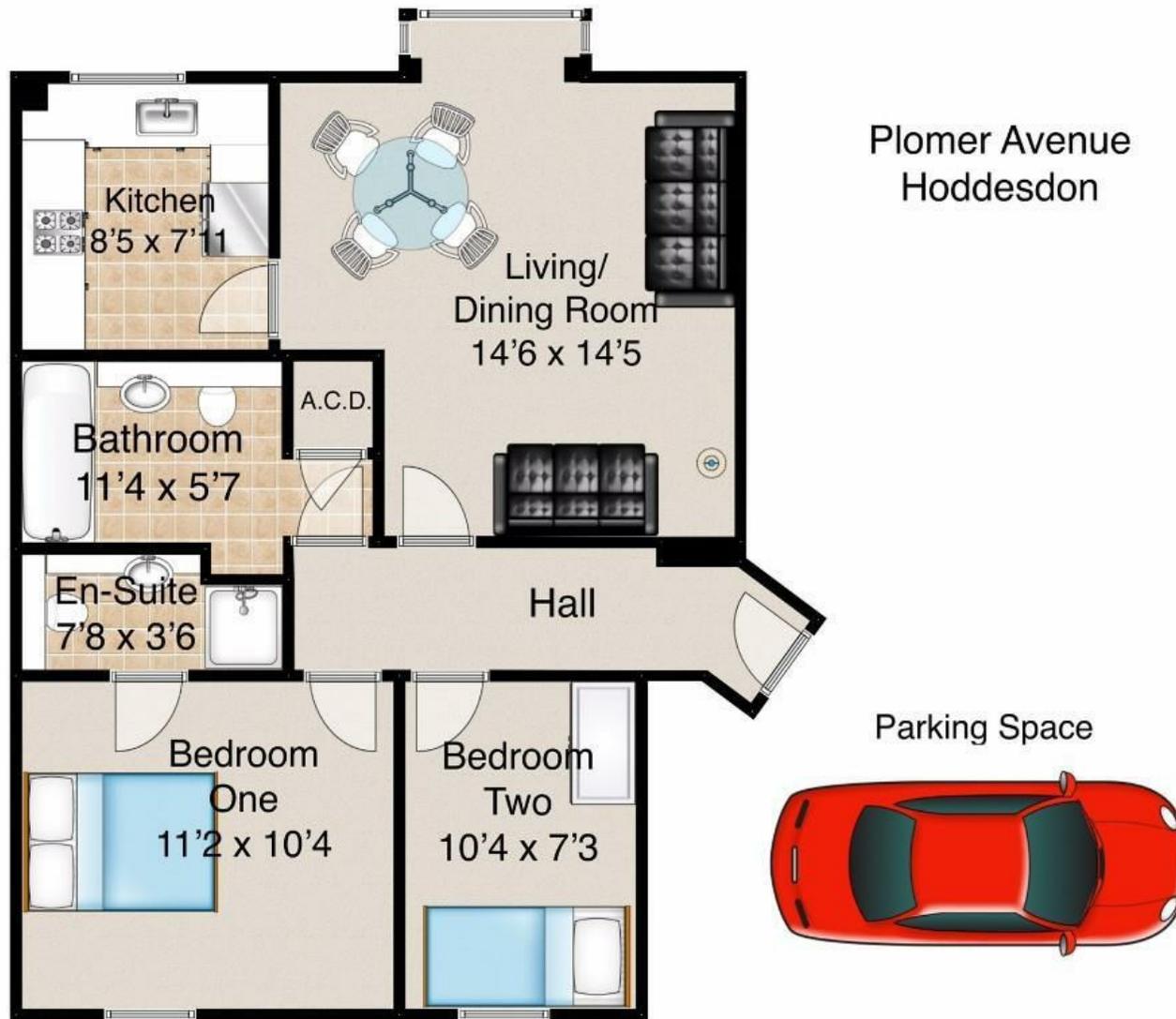
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 2
  2
  1
  B

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





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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

