



£275,000

Taverners Way, Hoddesdon

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Taverners Way, Hoddesdon, EN11 8TH

***** CHAIN FREE ***** Keith Ian are pleased to offer for sale this 2 bedroom second floor apartment with LIFT access in a GATED DEVELOPMENT. The property offers good size accommodation with modern kitchen and bathrooms. The master bedroom benefits from an en-suite and the lounge has a Juliet balcony, great for summer afternoons to get cool air flowing. The property has a LONG lease and also has an allocated parking space. The property is walking distance to Hoddesdon High Street which has an array of amenities to offer.

Hoddesdon is located 20 miles North of Central London and within easy reach of the capital and other large towns via its many road links such as the A10 and A414.

This market town boasts a superb array of amenities including supermarkets, boutique shops, restaurants and public houses. The River Lee runs through the town and provides scenic walks towards Ware and Broxbourne.

Broxbourne station is located under a mile from the property and offers fast services into Liverpool Street in around 28 minutes. Other services include trains to Stansted and Cambridge and services from Tottenham Hale across London.

ENTRANCE HALLWAY

LOUNGE

20'4 x 14'1 - (includes kitchen) (6.20m x 4.29m - (includes kitchen))

KITCHEN

BEDROOM ONE

14'1 x 10'7 (4.29m x 3.23m)

EN-SUITE

BEDROOM TWO

10'5 x 8'1 (3.18m x 2.46m)

BATHROOM

6'4 x 6'1 (1.93m x 1.85m)

LEASEHOLD INFORMATION

Lease length - 999 years from 2003

Maintenance Charge - £205 per month (reviewed annually)

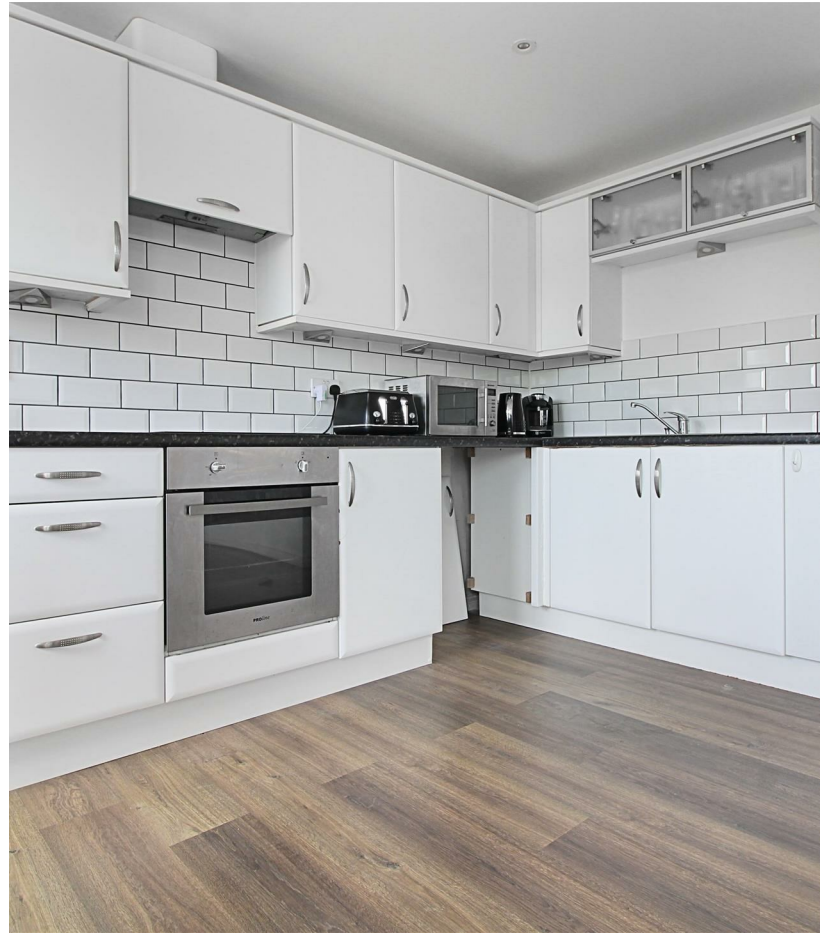
Ground Rent - £125 every 6 months (reviewed in 2030)

COUNCIL TAX

Annual Charge 2022/2023 - £1,900.55

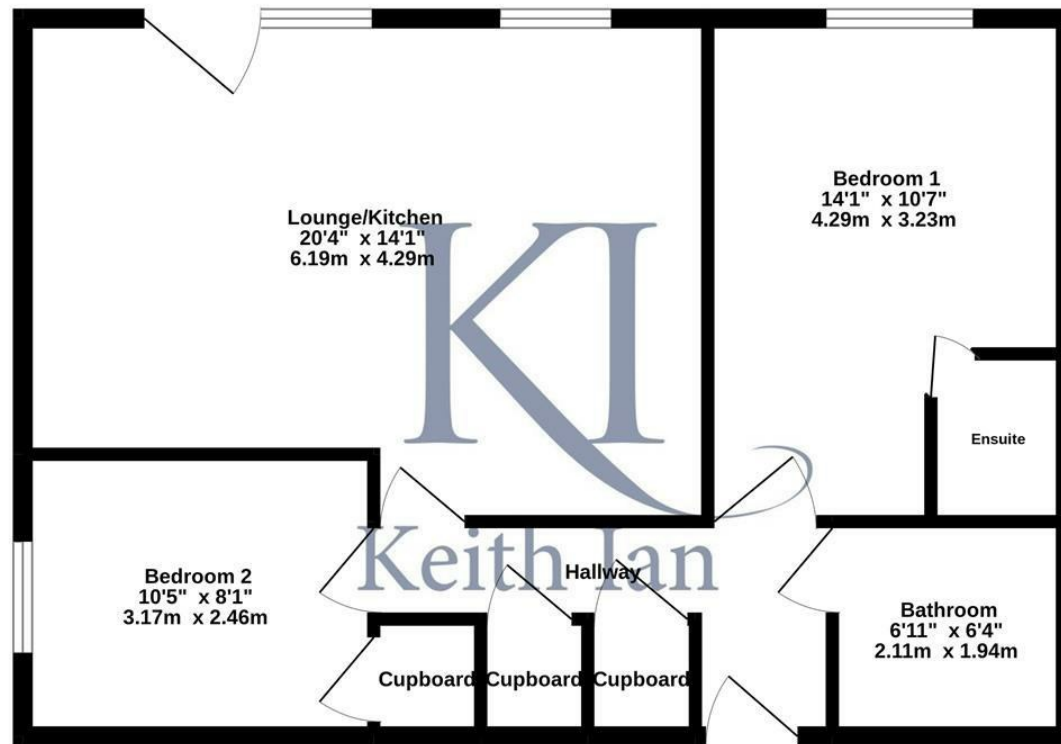
WHAT3WORDS

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Ground Floor
657 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 657 sq.ft. (61.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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