



£250,000

The Knowle, Hoddesdon

KL  
Keith Ian

KL



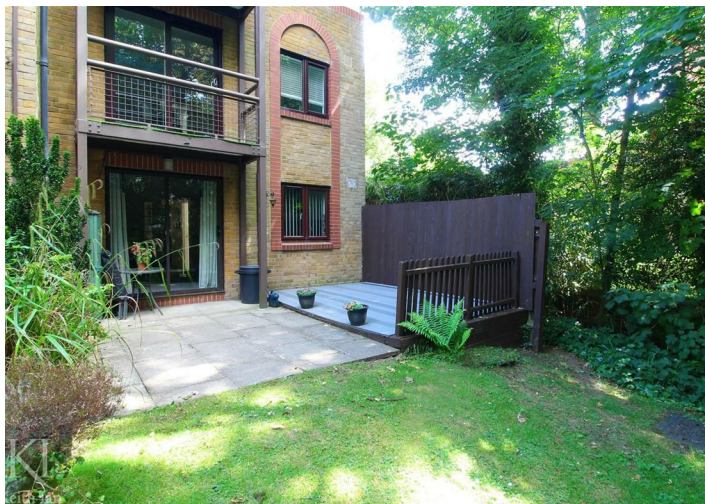
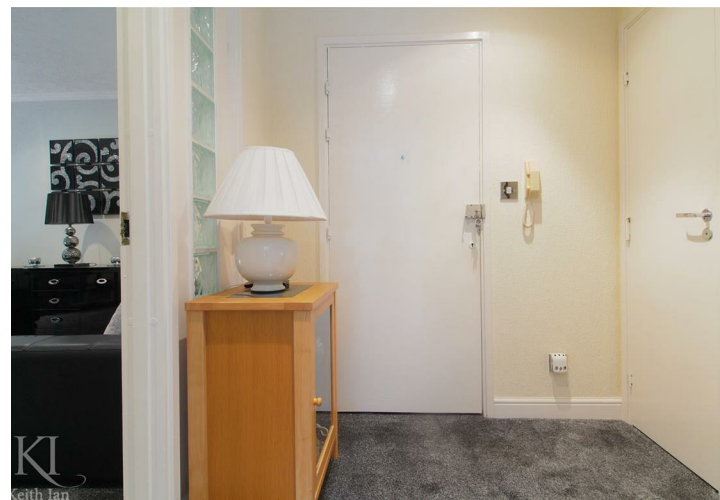
### ***The Knowle, Hoddesdon, EN11 8LD***

*Keith Ian are delighted to offer this one bedroom ground floor apartment located in this well regarded Hoddesdon town centre location. Offering a double bedroom, bathroom, modern kitchen and lounge/diner with patio doors onto a small private terrace area plus stunning communal grounds which form part of the original Knowle House. The property will benefit from a new lease in excess of 100 years.*

*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.*

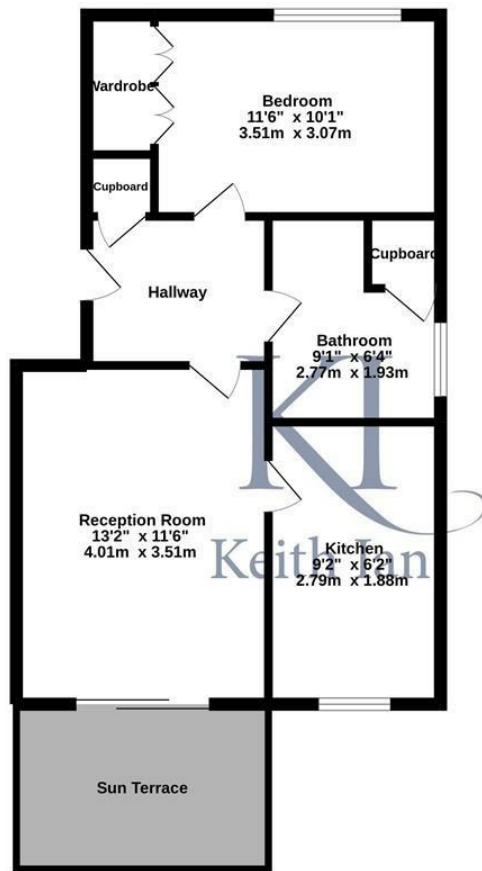
*Broxbourne station is located under a mile from the property and offers fast services into Liverpool Street in around 28 minutes. Other services include trains to Stansted and Cambridge and services from Tottenham Hale across London.*







Ground Floor



**Entrance Hallway**

**Lounge**  
13'2 x 11'6

**Kitchen**  
9'2 x 6'2

**Bedroom**  
11'6 x 10'1

**Bathroom**  
9'1 x 6'4

**what3words**  
///trend.crew.backs

**Council Tax**  
Band C

Annual Charge 2022/2023 - £1,689.37

**Leasehold Information**

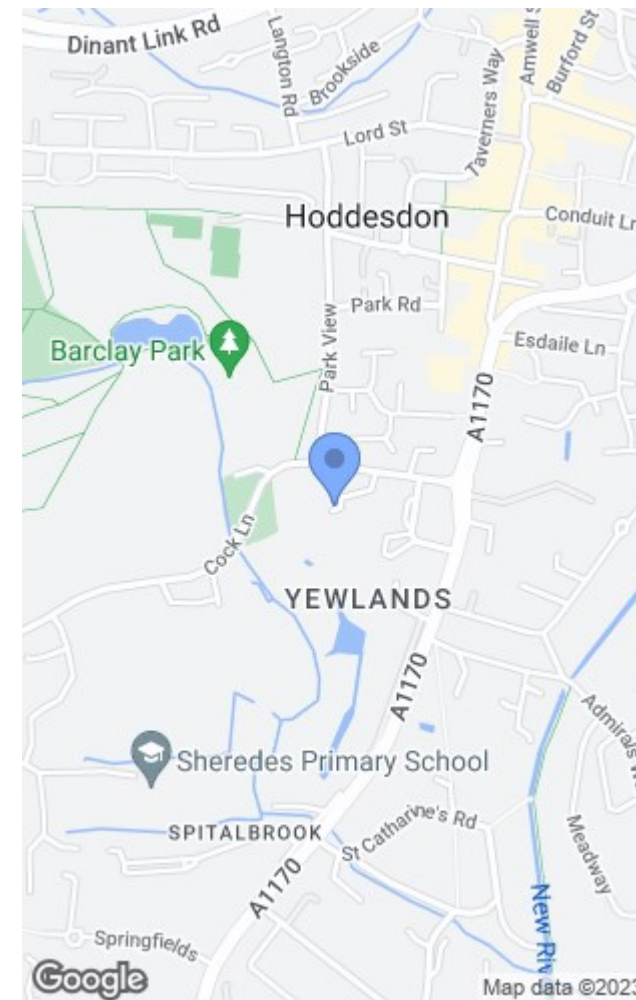
Lease Length - Currently approx 63 yrs (Seller is in the process of extending to 110yrs)

Service Charge - £1662.68 approx p.a (reviewed annually)

Grout Rent - £90 p.a

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. Made with Metropix ©2022

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/fitings 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 check.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	76

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

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