



## Plomer Avenue, Hoddesdon

£275,000 Leasehold

Communal Parking • Extended Lease • No Ground Rent • Two Bedroom • Two Bathrooms • Ground Floor



## Accommodation Comprises

### Family Room and Kitchen

Dimensions: 6.48m x 4.24m (21'3 x 13'11).

### Bedroom One

Dimensions: 3.38m x 3.20m (11'1 x 10'6).

### Bedroom Two

Dimensions: 3.20m x 2.21m (10'6 x 7'3).

### Refitted Bathroom/WC

### Exterior

Communal Parking

### what3words

///labels.barn.energetic







\*\*\*CHAIN FREE\*\*\* Keith Ian are please to offer this two bedroom ground floor apartment situated in Hoddesdon. The property has undergone extensive refurbishment throughout to include a refitted kitchen, a refitted bathroom and ensuite, communal parking, double glazing and electric heating. The property benefits from an extended lease and £0 Ground rent! Early viewing recommended.

Hoddesdon is a vibrant town in Hertfordshire which perfectly combines historical charm with modern amenities. Located just 20 miles from London, it offers a lively market town atmosphere with a rich heritage evident in its architecture and local landmarks. The town features a wide range of shops, restaurants, and recreational facilities, ensuring something for everyone. Excellent transport links, including frequent rail services from Rye House and Broxbourne stations, provide easy access to London and surrounding areas. Nestled near the scenic Lee Valley Regional Park, Hoddesdon also offers abundant outdoor activities for nature lovers. With its dynamic community and strategic location, Hoddesdon is an ideal place for both families and commuters.

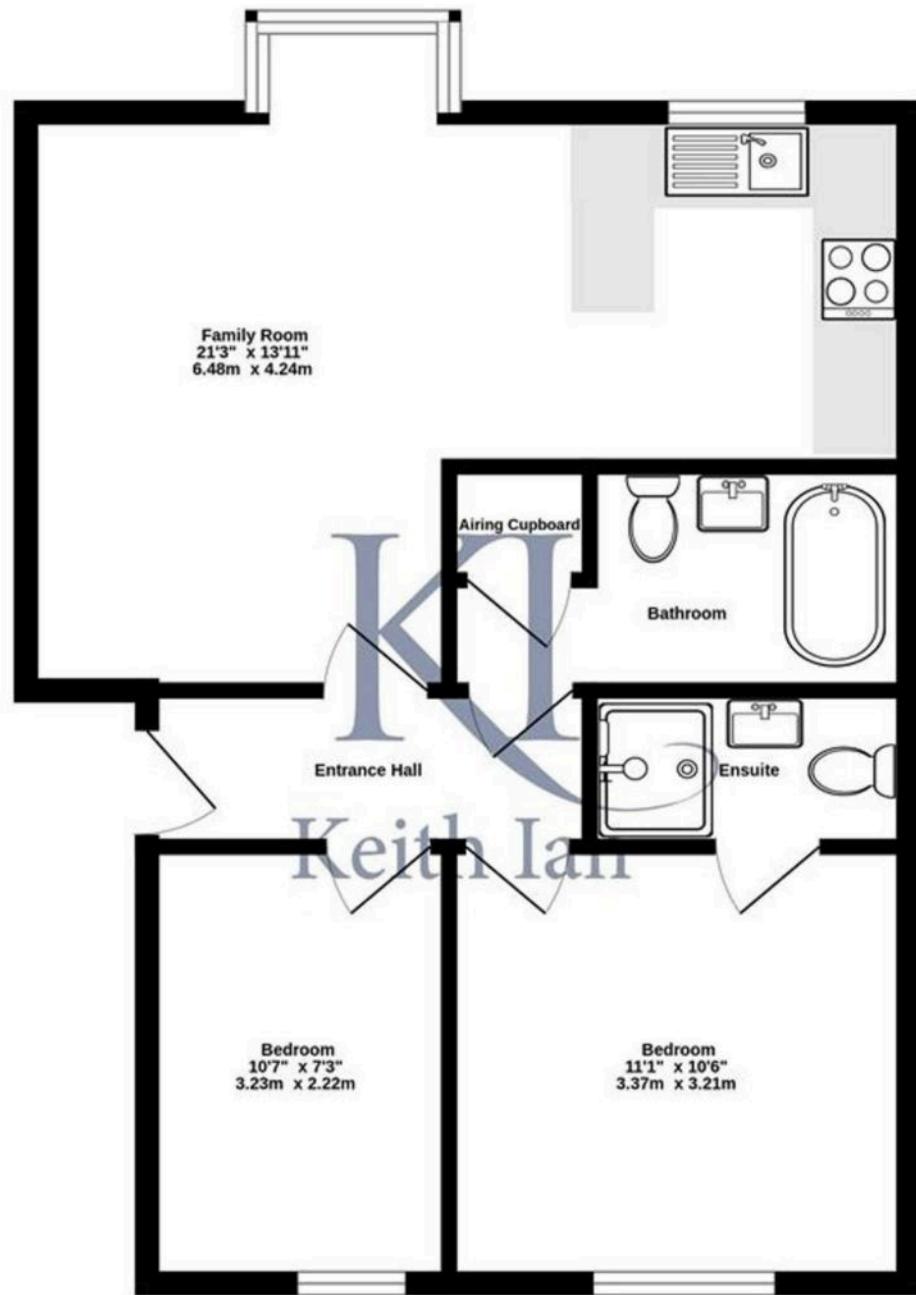
Council Tax band: TBD

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

Ground Floor  
568 sq.ft. (52.7 sq.m.) approx.



TOTAL FLOOR AREA: 568 sq.ft. (52.7 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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