



Sandringham Lodge Taverners Way,Hoddesdon EN11 8UG

welcome to

Sandringham Lodge Taverners Way, Hoddesdon

WILLIAM H BROWN are delighted to introduce to the market this spacious TWO BEDROOM FIRST FLOOR APARTMENT, in need of some modernisation, being offered with 25% SHARED OWNERSHIP, located in a gated development in the heart of Hoddesdon town. Benefits include ALLOCATED PARKING and PRIVATE BALCONY.



Agents Note

HOUSING SOLUTIONS have advised that they would be prepared to staircase a purchase transaction to enable 100% freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 25% share plus the remaining 75% share of the property from Housing Solutions. The advertised price is for the 100% Freehold.

Monthly Service Charge: £251.95 (Includes water bill and building insurance)
Annual Ground Rent: £125

Accommodation Comprises

Main entrance via private gates, to parking areas,
Main communal doors via intercom system to:

Communal Hallways

With stairs and lift access.

The Apartment

Main front door leading to:

Entrance Hall

Airing cupboard, storage cupboard, doors to two bedrooms and bathroom.

Lounge With Open Plan Kitchen

LOUNGE AREA: with door to balcony, window, laminate flooring, power points, tv point, panel heater.

KITCHEN AREA white gloss wall cupboards, work surfaces, electric hob, oven, extractor fan, sink unit, space for fridge freezer, washing machine, window.

Bedroom 1

Window, power points, panel heater.

Bedroom 2

Window, power points, panel heater.

Bathroom

Comprising a panelled bath, low flush wc, sink unit.

Exterior

Allocated parking.



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Sandringham Lodge Taverners Way, Hoddesdon

- Shared ownership property available to staircase to 100% ownership on completion, freehold on completion or similar.
- Two bedroom first floor apartment
- Open plan kitchen/lounge
- Allocated parking
- Lift access
- Gated development in town centre location
- No onward chain

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: C Service Charge: 251.95 Ground Rent: 125.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 26 Oct 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£235,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD113045 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire. LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



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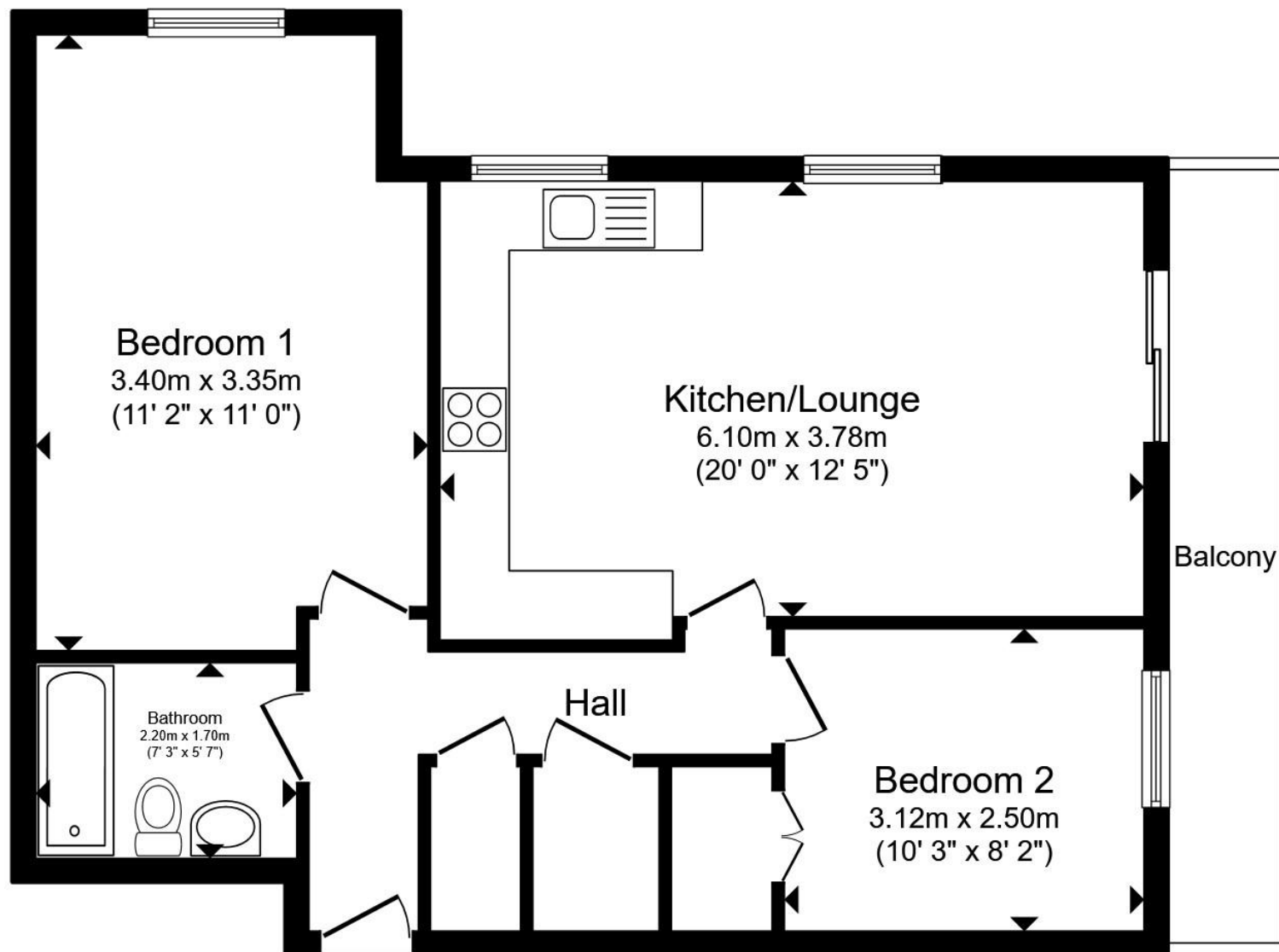
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Total floor area 64.7 m² (696 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io