



Barclay Court, Hoddesdon, EN11 8PY |  
£299,995 | Share of Freehold



## Barclay Court, Hoddesdon, EN11 8PY

This immaculately presented two bedroom ground floor apartment boasts its own private entrance and three private gardens, making it a truly unique property in a prime location. With a 950+ year lease and share of freehold lease, this property offers security and is conveniently located within walking distance of the town centre and Barclay park, residents can enjoy the best of both worlds - a peaceful retreat with easy access to local amenities. The property features a recently fitted kitchen with granite worksurfaces, integrated appliances and breakfast bar, spacious lounge, and a modern

### Key features

- Two bedroom ground floor apartment with exterior doors leading to private gardens
- Walking distance to town centre
- 950+ year share of freehold lease
- Superb kitchen and spacious lounge
- Garage for secure parking
- Three private gardens
- Modern shower room / w.c.

### Property Information

Tenure Share of Freehold

Council Tax C

EPC Rating

Local Authority Broxbourne Borough Council

Lease Length 950+, 125 pcm svcs chg no g/rent

Service Charge & Ground Rent TBC



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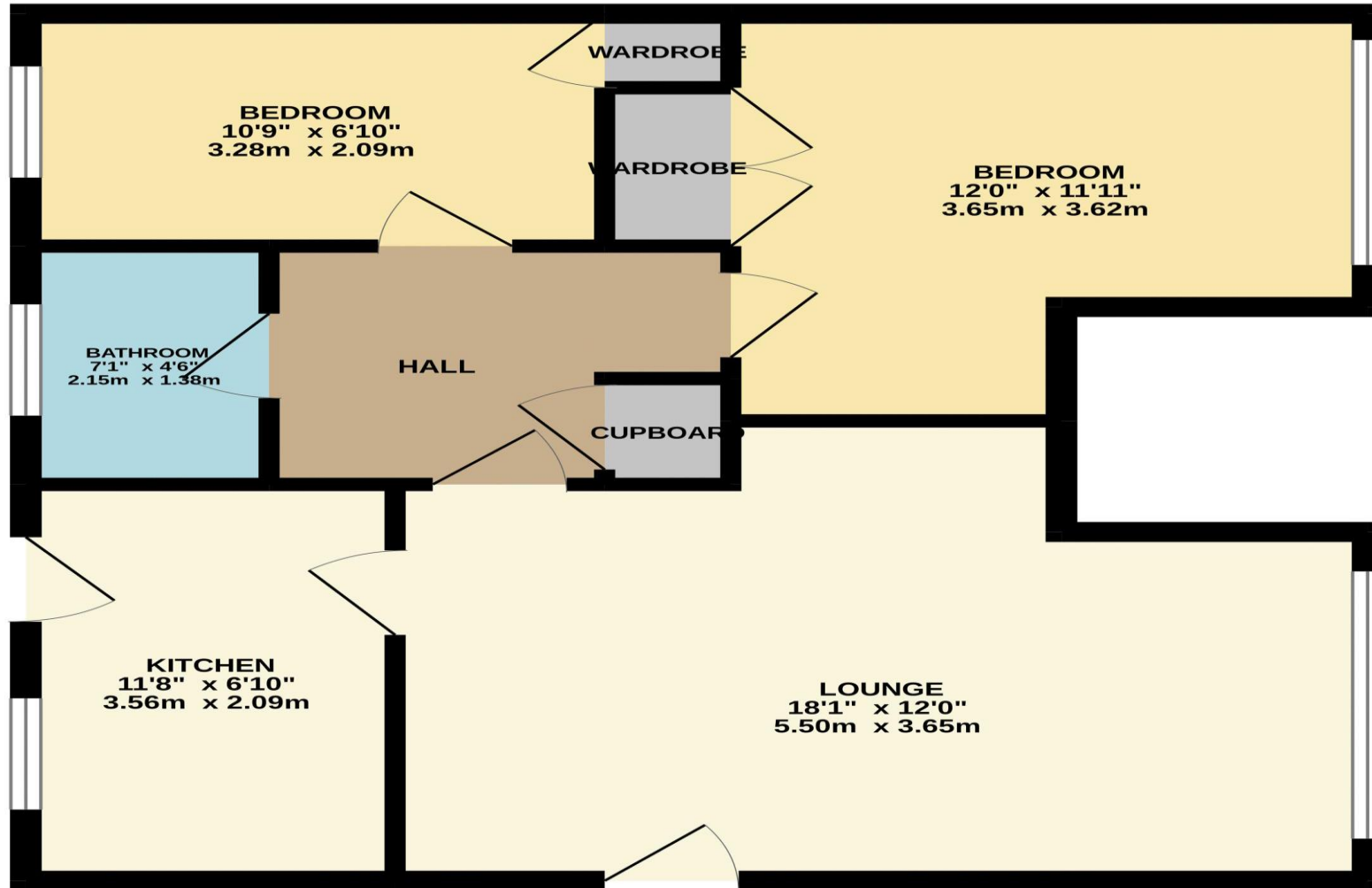








GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.



TOTAL FLOOR AREA : 602 sq.ft. (55.9 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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### Opening Times

Mon	9am to 6.30pm
Tues	9am to 6.30pm
Wed	9am to 6.30pm
Thurs	9am to 6.30pm
Fri	9am to 6.30pm
Sat	9am to 5.00pm
Sun	Closed

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon. Potential buyers are advised to recheck the measurements.