



**The Knowle  
Hoddesdon  
Hertfordshire  
EN11 8LD**

**Offers in Excess of £235,000**

**bettermove**

# The Knowle Hoddesdon

Bettermove are proud to present this 1 bedroom flat in Hoddesdon available with no forward chain.

The property benefits from double glazing, electric heating throughout and has off street parking available via the allocated space.

The council tax band is C.

This is a leasehold property with 100 years on the lease from 2015; the ground rent is approximately £25pcm and the service charge is £120pcm.

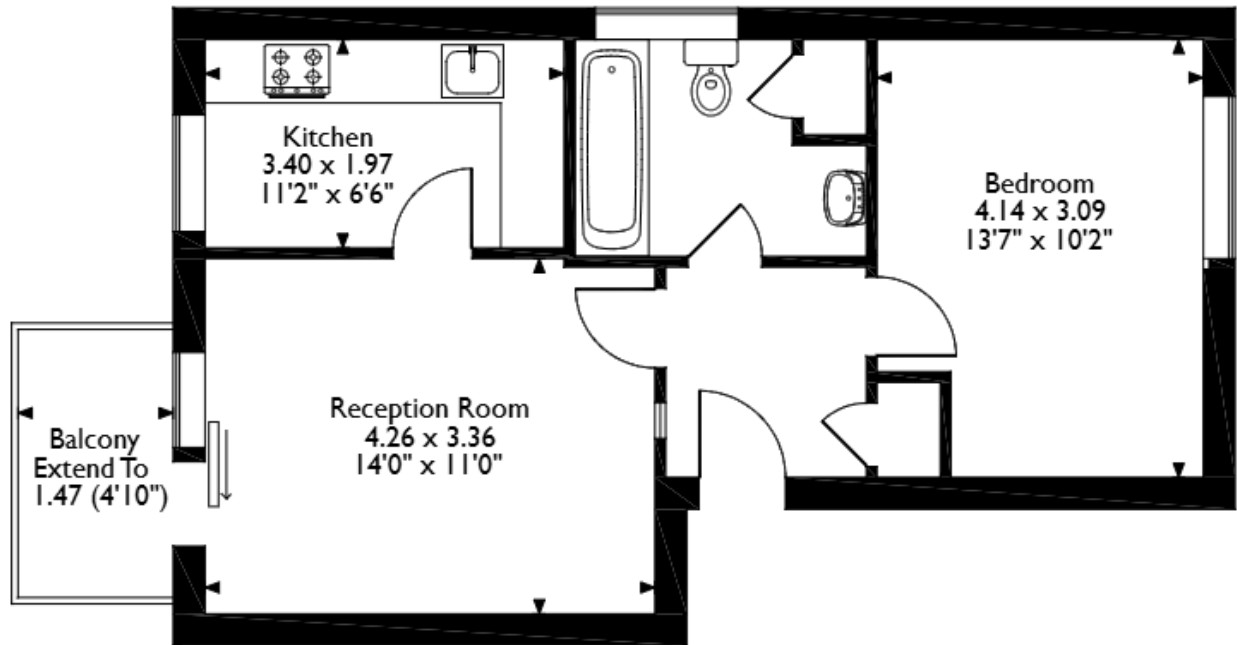
The interior of this beautifully presented property comprises a spacious living room, fitted kitchen, 1 bedroom and shower room. The exterior boasts a private balcony overlooking beautiful woodland, perfect for enjoying the summer months.

Located in the popular town of Hoddesdon, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from the A1170, A10 and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



The Knowle, Hoddesdon, Hertfordshire  
 Approximate Gross Internal Area  
 45 Sq M/484 Sq Ft



**Second Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	61	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	



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