



## 77a High Street

Hoddesdon EN11 8TL

£185,000



**\*\* CHAIN FREE \*\*** - KIRBY COLLETTI are delighted to offer this **TOP FLOOR ONE DOUBLE BEDROOM APARTMENT** located in Hoddesdon Town Centre within easy access to Restaurants, Shops, Bus Routes and Barclay Park.

The property comprises of a Spacious Open Plan Lounge with a Fitted Kitchen, Double Bedroom with Wardrobes, Bathroom/W.C and One allocated parking space.





## ACCOMMODATION

Stairs leading up: Front door leading to:

### ENTRANCE HALL

Wall mounted entry phone system. Storage cupboard. Economy 7 night storage heater and door to:

### OPEN PLANNED KITCHEN / LOUNGE

19'10 x 16'9 (6.05m x 5.11m)

**KITCHEN AREA:** Fitted with a range of wall cupboards, ample work tops with cupboards below. Stainless steel sink unit. Fitted electric hob and oven below with extractor fan above.

**LOUNGE AREA;** Windows to front aspect. Power points and TV point.

### BEDROOM

14'10 x 8'8 (4.52m x 2.64m)

Window to rear aspect, power points and panel heater.

### BATHROOM

6'7 x 6 (2.01m x 1.83m)

Window to front aspect. Comprising a panelled bath with shower attachment unit above, separate shower cubicle, level flush WC and wash hand basin.

## OUTSIDE

### AGENT NOTES

LEASE: Approx. 108 Years Remaining

SERVICE CHARGE: £312 PER YEAR

GROUND RENT: £200 A YEAR

## Road Map



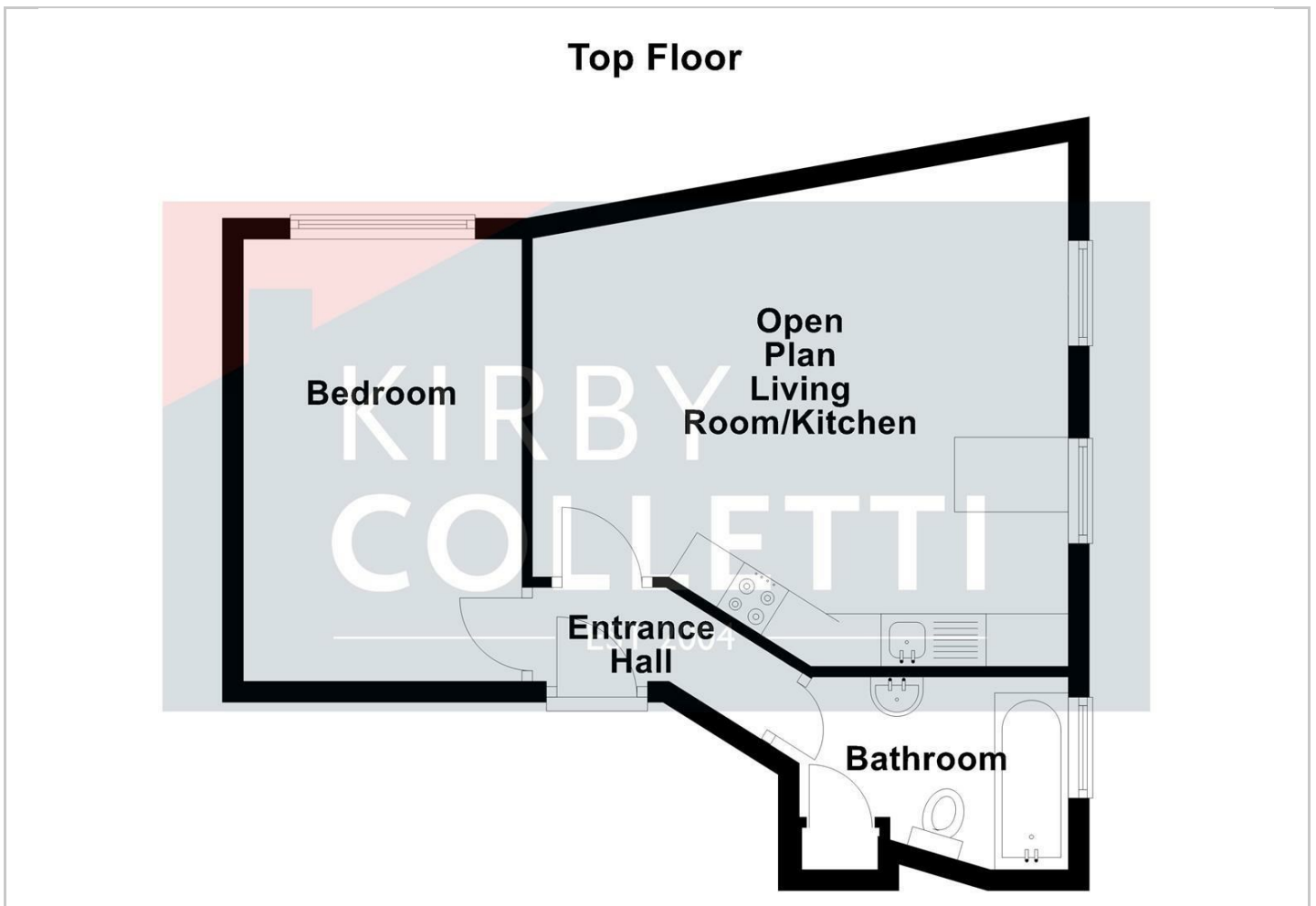
## Hybrid Map



## Terrain Map



## Floor Plan

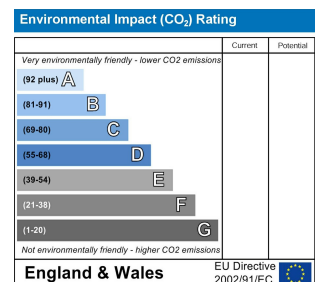
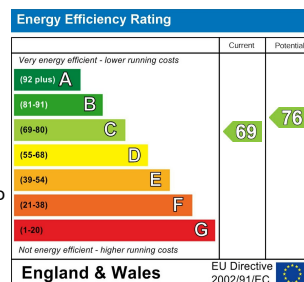


## Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Energy Efficiency Graph



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