



34 Parrotts Field

Hoddesdon EN11 0QX

Price £180,000



EXTENDED LEASE Kirby Colletti are delighted to offer this TOP FLOOR ONE DOUBLE BEDROOM FLAT conveniently located within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Restaurants, Bus Services, Schools, Train Station and A10 Road Links.

The property benefits from Dual aspect Lounge, Fitted Kitchen, Bathroom/W.C, uPVC Double Glazed Windows and Residents Parking.



ACCOMMODATION

Communal entrance door to:

ENTRANCE HALL

6 x 5'11 max (1.83m x 1.80m max)

Laminate wood flooring. Airing cupboard.

LOUNGE

11'5 x 10'2 max (3.48m x 3.10m max)

Dual aspect uPVC double glazed windows.

Laminate wood flooring. Access to loft.

KITCHEN

8'9 x 4'8 (2.67m x 1.42m)

Range of white wall and base units with rolled edge worksurfaces. Stainless steel single drainer sink unit. Plumbing for washing machine. Electric cooker point. Recessed ceiling spotlights.

BEDROOM

8'8 x 7'8 (2.64m x 2.34m)

Front aspect uPVC double glazed window.

Laminate wooden floor.

BATHROOM

6'6 x 5'8 (1.98m x 1.73m)

Panel enclosed bath with separate 'Mira' Shower head. Tiled surround. Pedestal wash hand basin. Low level W.C. Chrome heated towel rail. Recessed ceiling spotlights.

AGENTS NOTE

Service Charge: £1,244.76 Per Annum

Ground Rent: £160 Per Annum

Lease: 153 Years Remaining

Council Tax: Band B

To be sold with a new lease upon completion.

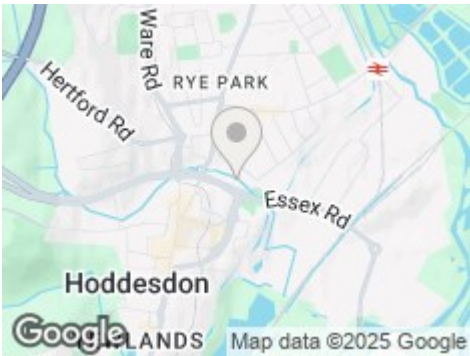
Road Map



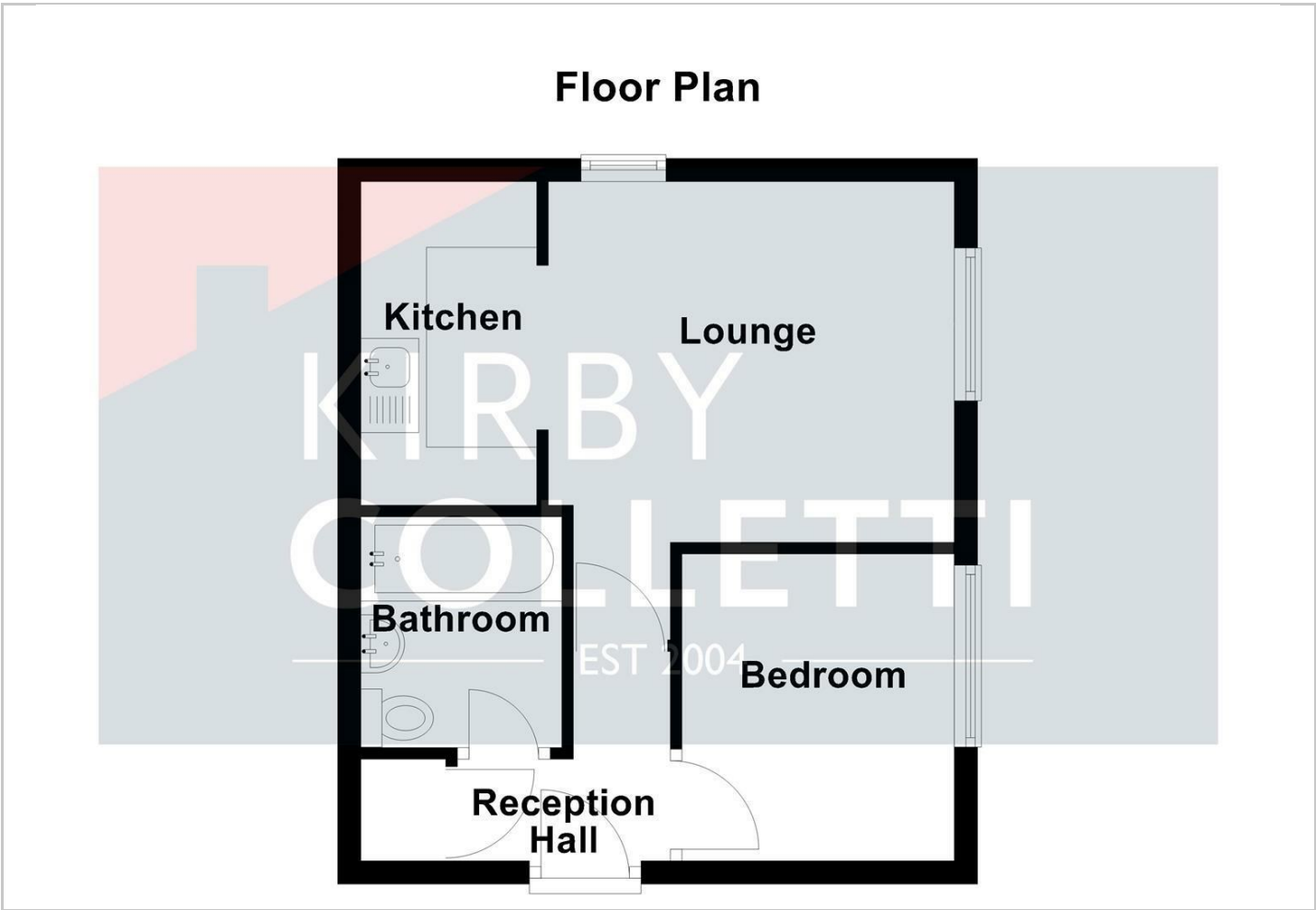
Hybrid Map



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.

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Energy Efficiency Graph

