



Parrotts Field |  
Hoddesdon | EN11

# ***VIA Properties are delighted to offer this modern ground floor flat on the very popular Parrotts Field Development***

*67 year lease | Wood laminate flooring | EICR valid and compliant | Excellent buy to let property | Modern kitchen | Currently achieving £825 rent (scope to increase)*

***Asking price of £150,000 | Leasehold***

**VIA Properties** are delighted to offer this modern ground floor flat on the very popular Parrotts Field Development

## **THE PROPERTY COMPRISES OF:**

There is modern kitchen, a large living area and bedroom with built in wardrobe

The bathroom is of a good size and has a shower over the bath

Currently achieving £825 rent (scope to increase)

There are currently 67 years remaining on the lease

This property has served as an excellent buy-to-let for the owner for many years and would continue to remain an excellent invest for anyone seeking good returns. Alternatively, the property would make an superb first time purchase as the property is in great condition

Please expect rental of circa £10,000 per annum



As the apartment is located to the rear of the development it offers a huge amount of overflow parking, additionally there is pedestrian access to the town centre.

**The Location:**

A short walk to Rye House Train Station / 5 minute drive to Broxbourne station

A short walk from Hoddesdon town centre  
Convenient for the A10 / A414 and many local shops

**Visit us or email us at:**

Please call for further details or to arrange a viewing

**Lets be Social::**

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74 High Street, Hoddesdon, Hertfordshire,  
EN11 8ET

**Disclaimer and info for applicants:**

1. MONEY LAUNDERING REGULATIONS - Intending purchasers and tenants will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing a purchase or let
- 2: These particulars do not constitute part or all of an offer or contract or tenancy.
- 3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.
- 4: Potential buyers and tenants are advised

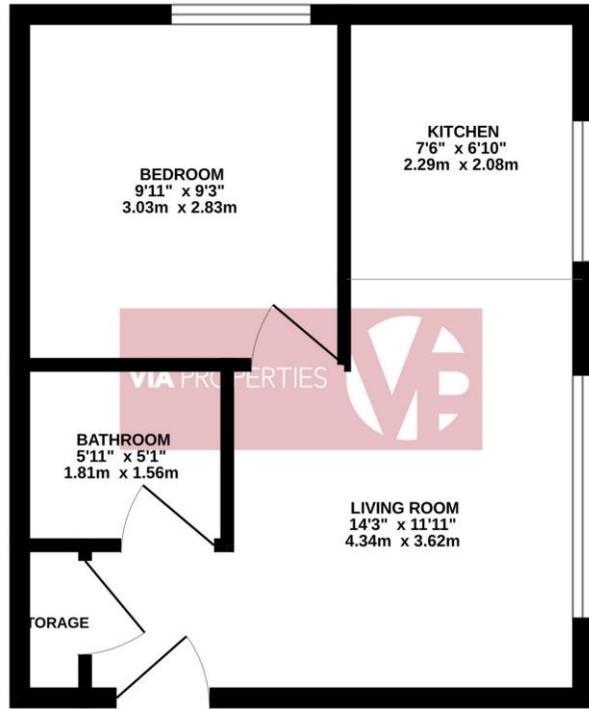
to recheck the measurements before committing to any expense.

5: VIA Properties Ltd have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: VIA Properties Ltd has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



GROUND FLOOR  
312 sq.ft. (29.0 sq.m.) approx.

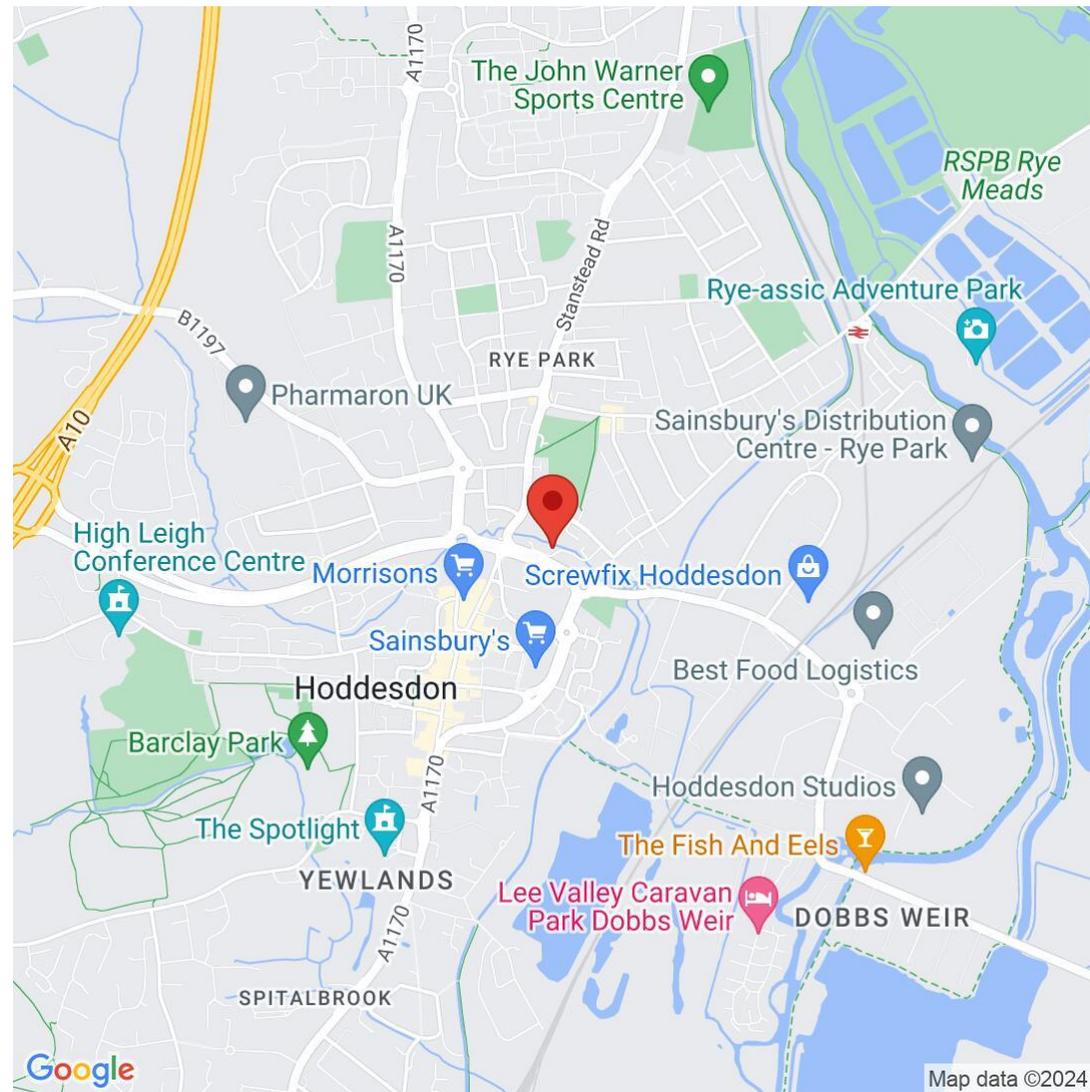


TOTAL FLOOR AREA : 312 sq.ft. (29.0 sq.m.) approx.

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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**VIA PROPERTIES**  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		78
(55-68)	<b>D</b>	61	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	