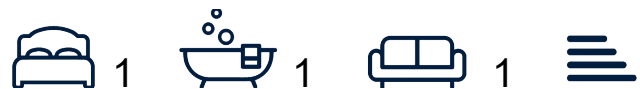




62 Parrotts Field

Hoddesdon EN11 0QU

£190,000



**** CHAIN FREE **** KIRBY COLLETTI are delighted to offer this well presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT conveniently located within walking distance to all local amenities including Rye House Station, Hoddesdon Town Centre with its comprehensive shopping facilities, Schools and Bus Services.

The property has 14ft Lounge/Diner, Re-Fitted Kitchen, Bathroom/W.C., Entry Phone System, uPVC Double Glazing and Residents Parking.



Accommodation

Communal front door via entry phone system to communal entrance with stairs to all floors. Front door to:

Entrance Hall

Wall mounted entry phone. Door to:

Lounge

14 x 10'2 (4.27m x 3.10m)

Front aspect uPVC double glazed window. Wall mounted electric panelled radiator. Access to:

Re-Fitted Kitchen

10'10 x 6'9 (3.30m x 2.06m)

Front aspect uPVC double glazed window. Range of wall and base mounted units.. Roll edged work surfaces. Tiled splash backs. Inset sink unit. Built in electric four ring hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Integrated dishwasher. Tiled floor. Airing cupboard.

Double Bedroom

12'6 x 10'5 (3.81m x 3.18m)

Rear aspect uPVC double glazed window. Wall mounted electric panelled radiator. Fitted wardrobe to one wall. Laminate flooring.

Bathroom

6'9 x 5'10 (2.06m x 1.78m)

White suite comprising panelled enclosed bath mixer tap and shower attachment over. Wall mounted shower screen. Low level W.C. Pedestal wash hand basin. Extractor fan. Partly tiled walls. Tiled floor.

Exterior

Communal gardens. Residents parking.

Agents Note

Lease 92 years remaining.

Service Charge £1,559.76 Per Annum.

Rent Rent £200 Per Annum.

Council Tax Band C.

Road Map



Hybrid Map

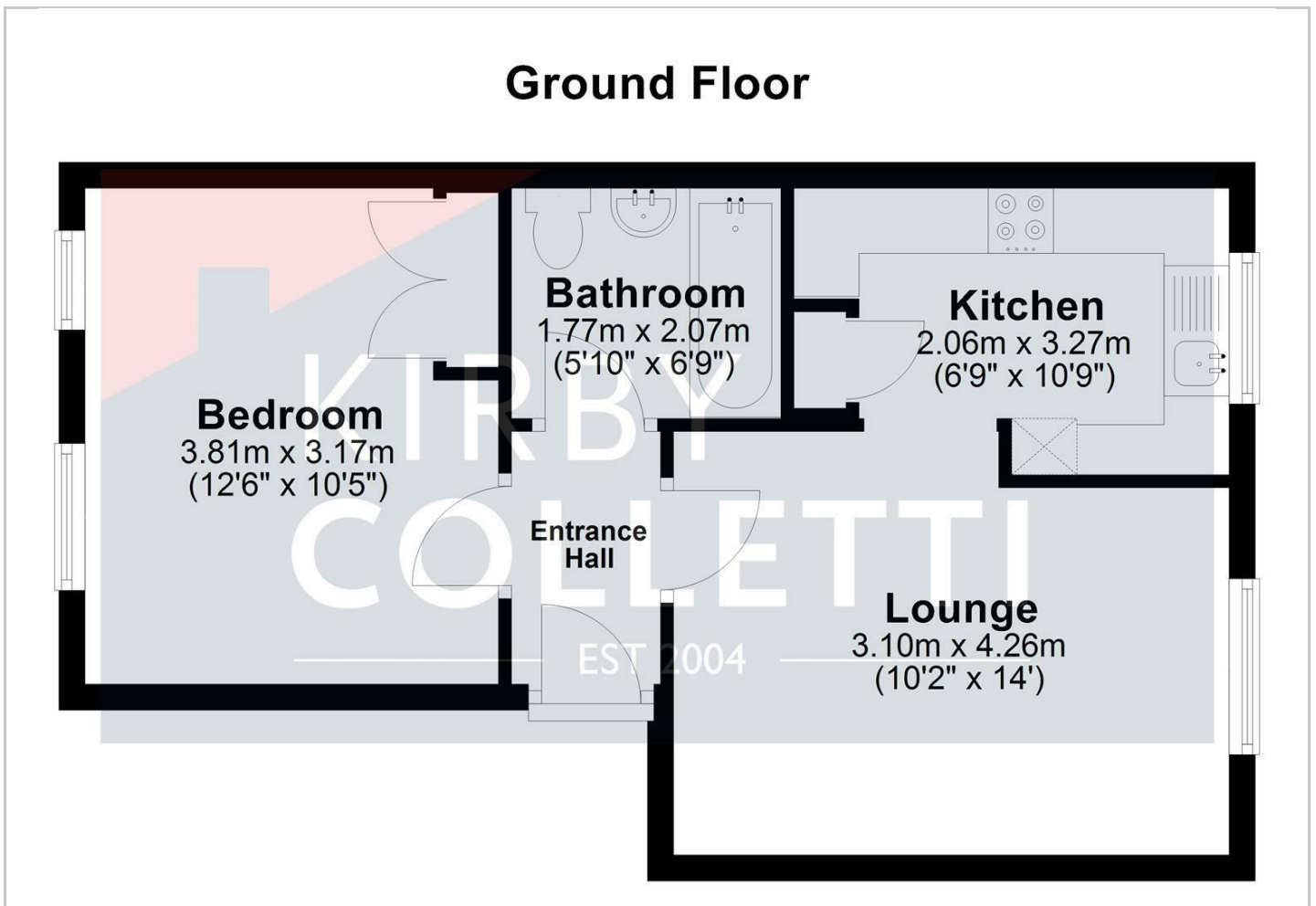


Terrain Map



Floor Plan

Ground Floor

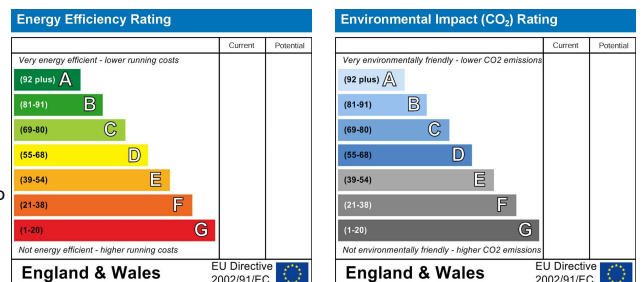


Viewing

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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