KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



64 Parrotts Field

Hoddesdon EN11 0QU

Price £170,000

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** PRICED TO SELL - OUTSTANDING VALUE** We are delighted to offer this Immaculately presented ONE DOUBLE BEDROOM GROUND FLOOR APARTMENT with 410 sqft of accommodation, conveniently located within walking distance to all local amenities including Rye House Station, Hoddesdon Town Centre with its comprehensive shopping facilities, Bars & Restaurant's

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






Accommodation
Communal front door via security entry phone to communal entrance hall with stairs to first and second floors. Front door to:

Entrance Hall
6'5 x 3'9 (1.96m x 1.14m)
Security Entryphone handset. Coved ceiling. Tiled floor. Door to:

Lounge
14'1 x 10'3 max (4.29m x 3.12m max)
uPVC Double glazed window. Coved ceiling. Laminate wood flooring. Storage heater. Opening to:

Re-Fitted Kitchen
11 x 6'10 (3.35m x 2.08m)
Rear aspect uPVC double glazed window. Range of wall and base units with rolled edge work surfaces over and tiled splashbacks. Stainless steel single drainer sink unit. Built in electric oven an hob. Extractor canopy over. Plumbing for washing machine. Space for fridge/freezer. Storage cupboard. Tiled floor.

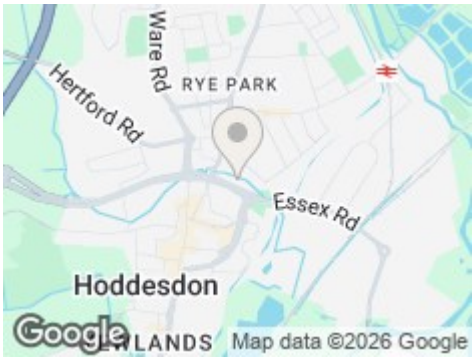
Double Bedroom
12'6 x 10'6 (3.81m x 3.20m)
uPVC Double glazed window. Fitted wardrobes to one wall. Laminate floor.

Re-Fitted Bathroom
6'9" x 5'10 (2.06m" x 1.78m)
uPVC Double glazed window. Fully tiled walls and floor. White suite comprising panel enclosed bath with wall mounted shower and shower screen. Pedestal wash hand basin. Low level W.C. Heated towel rail. Recessed spotlights.

Exterior
Communal gardens. Residents parking.

Agents Notes
Lease 90 years remaining.
Service Charge £1,506.72 Per Annum.
Rent Rent £360 Per Annum.
Council Tax Band C.

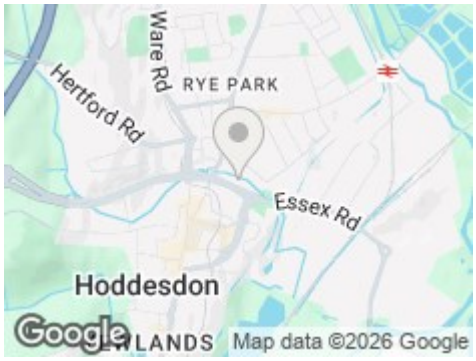
Road Map



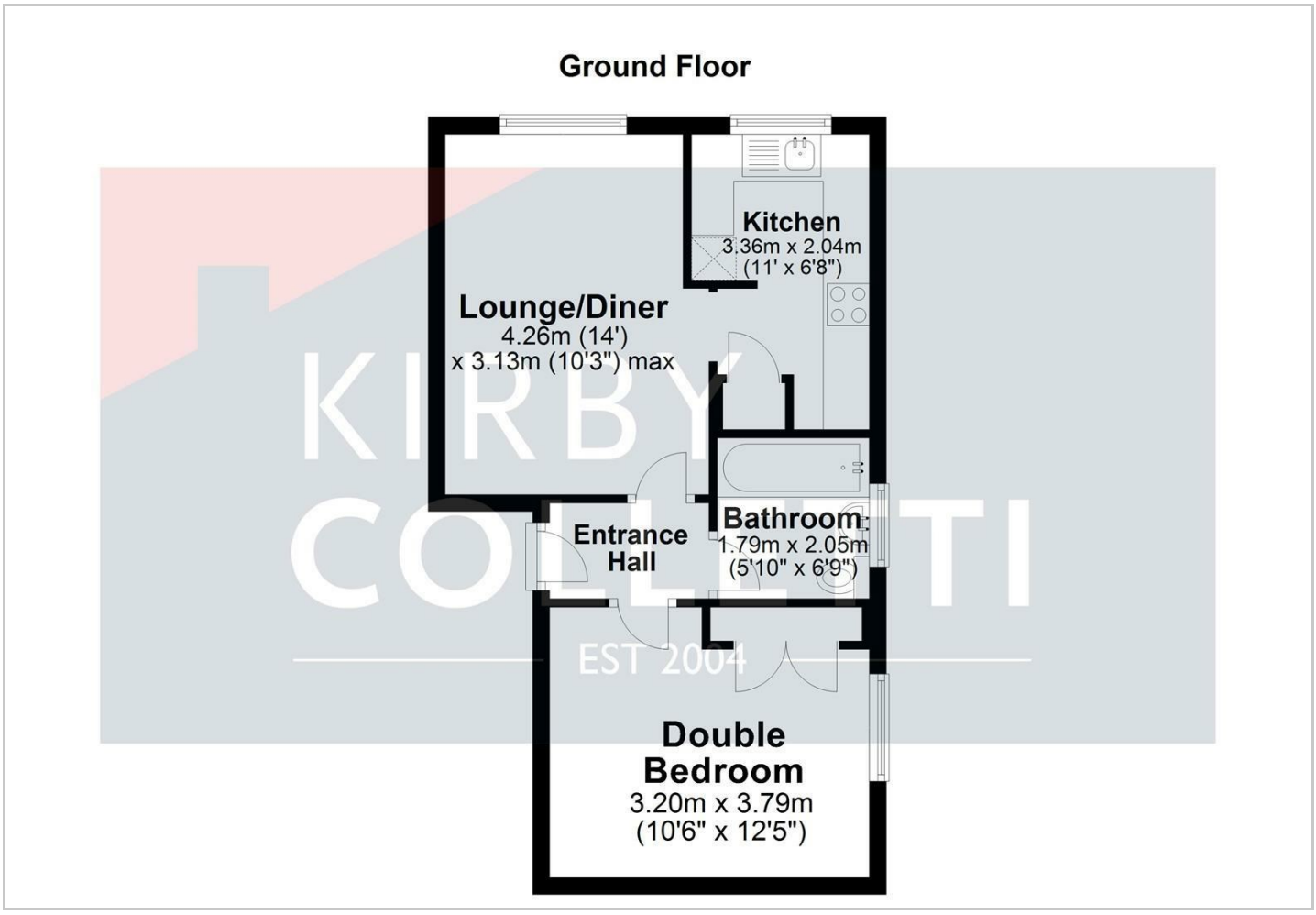
Hybrid Map



Terrain Map



Floor Plan

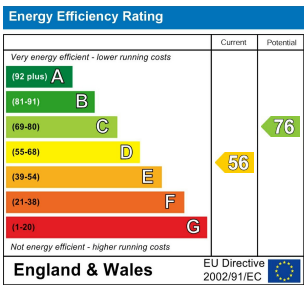


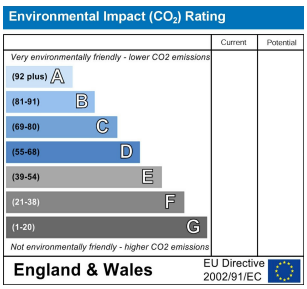
Viewing

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph





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