



**Parrots Field, Hoddesdon EN11 0QU**

**welcome to**

## **Parrotts Field, Hoddesdon**

WILLIAM H BROWN are delighted to offer for sale this well presented FIRST FLOOR STUDIO APARTMENT with separate bedroom area, with DOUBLE GLAZED WINDOWS and being offered with NO CHAIN, located within this convenient development just moments away from Hoddesdon town centre. Viewing recommended.



## **Accommodation Comprises**

Main communal front door via intercom system, leading to communal hallways with stairs to all floors.

### **The Studio**

Main front door to

### **Entrance Hall**

Airing cupboard, door to lounge and door to shower room.

### **Shower Room**

Fully tiled shower cubicle, low level flush WC, pedestal hand wash basin, double glazed window.

### **Lounge**

Laminate flooring, double glazed window, doors to kitchen, door to bedroom.

### **Kitchen**

With wall cupboards, work tops with cupboards and drawers under, cooker, sink unit, fridge freezer, washing machine, double glazed window.

### **Bedroom**

Built in wardrobes, double glazed window.

### **Exterior**

Communal parking areas and communal gardens laid to lawn.

### **Agents Note:**

Agents Note: 'The term of the lease is 99 years from 01/01/1991 date, which means there are currently 64 years remaining. This may impact on mortgage lending requirements. Interested parties should make further enquiries. A right of way exists please contact the branch for further details'



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welcome to

## Parrotts Field, Hoddesdon

- Well Presented First Floor Studio with Bedroom Area
- Double Glazed Windows
- Modern Fitted Kitchen
- Bright and Airy Lounge
- Shower Room
- Communal Parking
- Walking Distance to Town Centre
- No Chain

Tenure: Leasehold EPC Rating: C Council Tax Band: B Service Charge:

125.00 Ground Rent: 80.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£178,000**

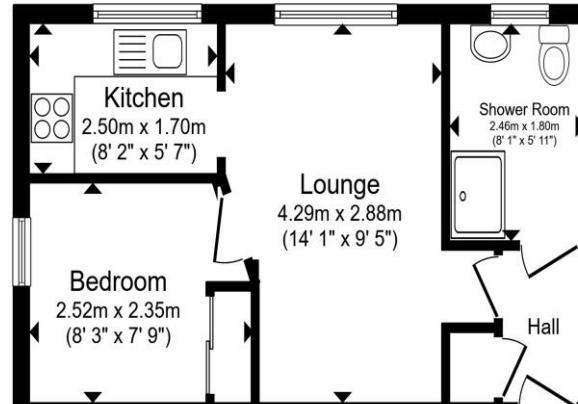


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Property Ref:  
HSD112759 - 0004



Floor Plan

Total floor area 31.6 m<sup>2</sup> (341 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)



Please note the marker reflects the postcode not the actual property



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