



35 Parrotts Field

Hoddesdon EN11 0QX

Price £150,000



**** EXTENDED LEASE **** KIRBY COLLETTI are delighted to offer this well presented ONE 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 an Open Planed Living Room/Re-Fitted Kitchen, Re-Fitted Shower Room/W.C., Entry Phone System, uPVC Double Glazing, Gas Central Heating and Residents Parking.



Accommodation

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

Open Plan Living Room/Re-fitted Kitchen

15'3 max x 13'1 max (4.65m max x 3.99m max)
Two front aspect uPVC double glazed windows. Column radiator. Television aerial point. Wall mounted entry phone. Two wall light points. KITCHEN AREA: Range of wall and base mounted units. Roll edged worksurfaces. Inset sink mixer tap over. Built in electric four ring hob. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Cupboard housing wall mounted gas central heating boiler.

Bedroom

8'7 x 7'4 (2.62m x 2.24m)
Front aspect uPVC double glazed window. Column Radiator. Fitted wardrobe cupboard.

Re-Fitted Shower Room

6 x 6 (1.83m x 1.83m)
Side aspect uPVC double glazed window. White suite comprising shower cubicle. Low level W.C. Pedestal wash hand basin. Heated towel rail. Walls fully tiled. Tiled floor.

Exterior

Residents parking. Communal gardens.

Agents Note

Lease 153 Years remaining.
Service Charge £1,397.16 Per Annum.
Ground rent £160 Per Annum.

Road Map



Hybrid Map

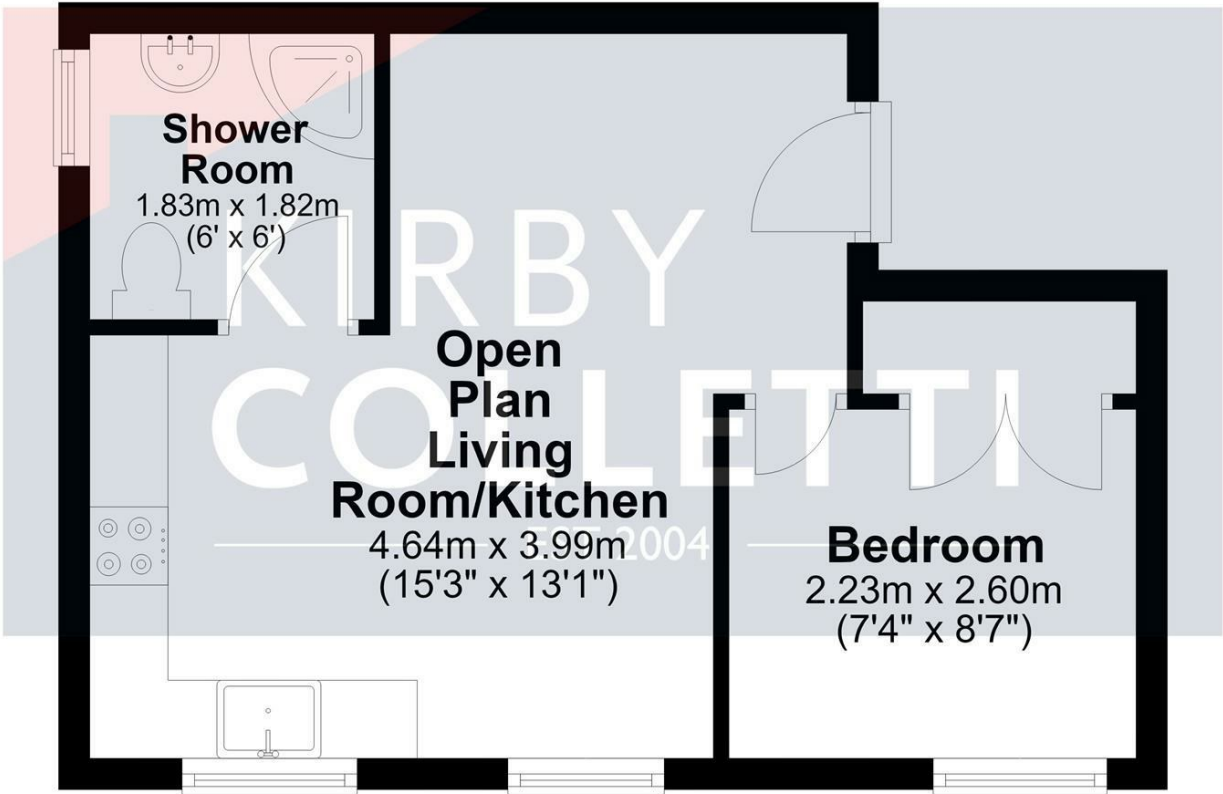


Terrain Map



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

Energy Efficiency Graph

