KIRBY COLLETTI
EST 2004

RESIDENTIAL SALES & LETTINGS



76 Parrotts Field

Hoddesdon EN11 0QU

Price £169,000

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CHAIN FREE!! A immaculately presented ONE BEDROOM FIRST FLOOR APARTMENT with EXTENDED LEASE ON COMPLETION!!.. An Ideal First time/Investment Buy!!

Located within a short walk to Rye House Railway Station and Hoddesdon Town Centre which offers a wealth of amenities and also minutes drive to A10/M25 Road Links.

The property offers Living Room, Bedroom With Fitted Wardrobes, Kitchen, Shower Room/W.C, Entryphone System and Residents Parking









ACCOMMODATION
Entrance door to:

ENTRANCE HALL
Laminated wood flooring. Airing cupboard with hot water tank.

LIVING ROOM
14'2 x 9'6 (4.32m x 2.90m)
uPVC Double glazed window. Laminated wood flooring. Door to Bedroom and Opening into:

KITCHEN
8'2 x 5'7 (2.49m x 1.70m)
uPVC Double glazed window. range of White wall and base units with rolled edge worksurfaces over. Stainless steel sink unit. Integrated washing machine. Built in electric oven and hob. Space for fridge/freezer. Laminated wood flooring.

BEDROOM
8'3 x 8'2 (2.51m x 2.49m)
uPVC Double glazed window. Built in wardrobe. Laminated wood flooring.

SHOWER ROOM/W.C
7'2 x 4'9 (2.18m x 1.45m)
uPVC Double glazed window. Half tiled walls and tiled floor. Low level W.C. Wash hand basin. Fully tiled shower cubicle.

OUTSIDE
Residents parking

AGENTS NOTES
COUNCIL TAX: BAND B - Borough Of Broxbourne
GROUND RENT: £80 Per Annum
SRVICE CHARGE: £124.27 Per Month
LEASE: Approx. 154 years remaining.

Road Map



Hybrid Map



Terrain Map



Floor Plan

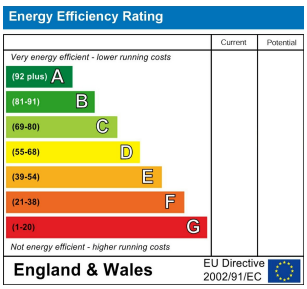


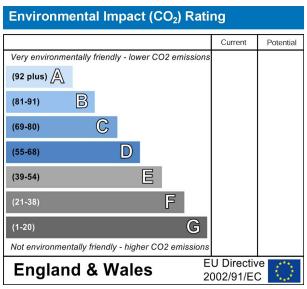
Viewing

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





Kirby Colletti, 64 High Street, Hoddesdon, Hertfordshire EN11 8ET
T. 01992 471888 F. 01992 478555 E. homes@kirbycolletti.co.uk W. www.kirbycolletti.co.uk