



Parrotts Field, Hoddesdon EN11 0QU

welcome to

Parrotts Field, Hoddesdon

WILLIAM H BROWN are pleased to offer this well presented ONE BEDROOM GROUND FLOOR STUDIO APARTMENT located within the popular Parrottsfield development of Hoddesdon. Benefits include double glazed windows and being within easy reach of Hoddesdon town centre.



Accommodation Comprises

Main communal front door with intercom system, leading to communal hallways.

The Apartment

Main front door to:

Entrance Hall

Tiled flooring, storage cupboard, door to bathroom and door to lounge.

Bathroom

Comprising of panelled bath, low flush WC, sink unit with vanity below, wall mounted shower unit.

Lounge

10' 7" max x 11' 11" (3.23m max x 3.63m)

Tiled flooring, double glazed window, panel heater.

Archway providing access to separate bedroom area.

Bedroom Area

6' 1" x 9' 2" (1.85m x 2.79m)

Mirror fronted wardrobes, tiled flooring, power points, panel heater.

Kitchen

6' 1" x 6' 1" (1.85m x 1.85m)

A range of modern wall cupboards, ample work tops with cupboards and drawers under. Sink unit, fitted hob, oven and extractor fan, plumbing for washing machine, space for fridge freezer, partly tiled walls, double glazed window.

Exterior

Communal gardens and ample parking.

Agents Note

The term of the lease is 99 years from 1st Jan 1990 which means there are currently 64 years remaining.

This may impact on mortgage lending requirements.

Interested parties should make further enquiries.



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Parrotts Field, Hoddesdon

- Ground Floor Studio Apartment
- Open Plan Living/Bedroom Area
- Contemporary Style Bathroom
- Modern Fitted Kitchen
- Well Maintained Communal Gardens
- Ample Residents' Parking
- Popular Location
- Investment Opportunity

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 1020.00 Ground Rent: 140.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HSD112584 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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