



**Parrotts 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.

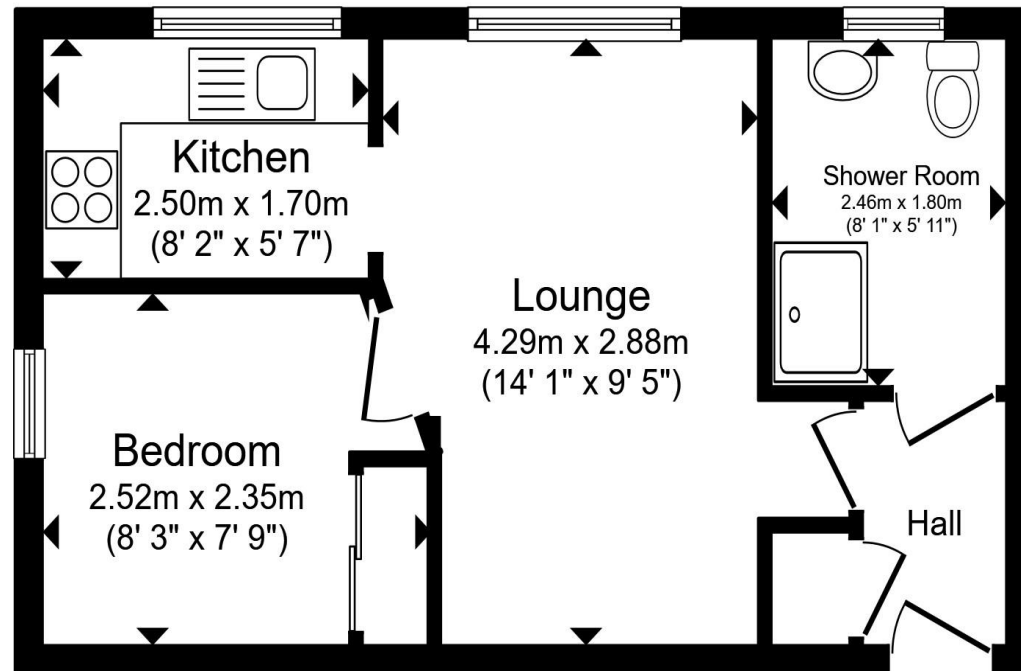
## Exterior

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'



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)

  
william  
h brown



**view this property online** [williamhbrown.co.uk/Property/HSD112759](http://williamhbrown.co.uk/Property/HSD112759)



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
- 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.

# £174,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/HSD112759](http://williamhbrown.co.uk/Property/HSD112759)



Property Ref:  
HSD112759 - 0005

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.



william h brown



**01992 464001**



[Hoddesdon@williamhbrown.co.uk](mailto:Hoddesdon@williamhbrown.co.uk)



41 High Street, HODDESDON, Hertfordshire,  
EN11 8TD



[williamhbrown.co.uk](http://williamhbrown.co.uk)