



## 76 Parrotts Field

Hoddesdon EN11 0QU

**Price £178,000**



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

### 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		