



KIRBY
COLLETTI
EST 2004

103 Parrotts Field

Hoddesdon EN11 0QU

Price £145,000



Kirby Colletti are pleased to offer this Ground Floor Studio Style Apartment ideally located within easy access to Hoddesdon Town Centre with its comprehensive shopping facilities, Bus Services, Schools, Train Station and A10 Road Links.

The property has been well maintained by the current owner and has the benefits of a Re-Fitted kitchen and Bathroom, uPVC Double Glazed Windows, Electric Heating and Residents Parking.



Accommodation

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

Entrance Hall

4' x 3'7" (1.22m x 1.09m")

Storage cupboard. Tiled Floor. Doors to Bathroom and Lounge.

Lounge

11'11 x 10'6" (3.63m x 3.20m")

Front aspect uPVC double glazed window. Wall mounted entry phone. Wall mounted electric heater. Television aerial point. Tiled floor. Access to:

Bedroom Area

9'2" x 6'10" (2.79m" x 2.08m")

Built in mirror front wardrobe. Tiled floor. Access to:

Re-Fitted Kitchen

6'10" x 6'10" (2.08m" x 2.08m")

Front aspect uPVC double glazed window. Range of wall and base mounted units. Roll edged worksurfaces. Inset single drainer stainless steel sink unit. Built in electric four hob. Extractor hood over. Built in oven below. Plumbing for washing machine. Space for fridge/freezer. Tiled floor.

Re-Fitted Bathroom

6'6" x 5'6" (1.98m" x 1.68m")

White suite comprising panel enclosed bath. Wall mounted shower and shower curtain. Low level W.C. Wash hand basin. Walls fully tiled. Heated towel rail. Tiled floor. Extractor fan.

Exterior

Communal gardens. Residents parking.

Agents Note

Lease 64 Years remaining.

Service charge £966.48 Per annum.

Ground rent £140 Per Annum.

Road Map



Hybrid Map

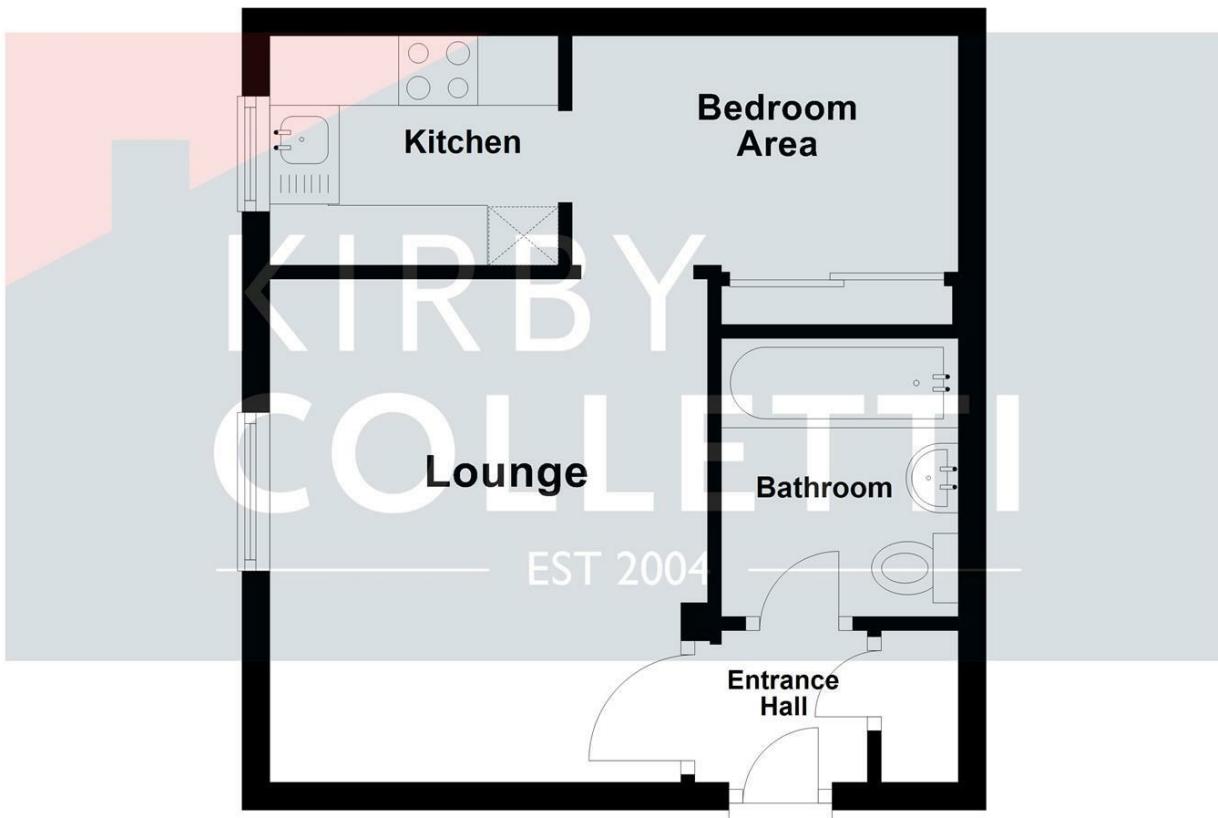


Terrain Map



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

| Energy Efficiency Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | |
| (81-91) B | | 77 |
| (69-80) C | | |
| (55-68) D | 60 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

| Environmental Impact (CO ₂) Rating | | |
|--|---------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |

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