

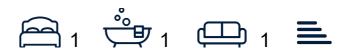
## RESIDENTIAL SALES & LETTINGS



# 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**



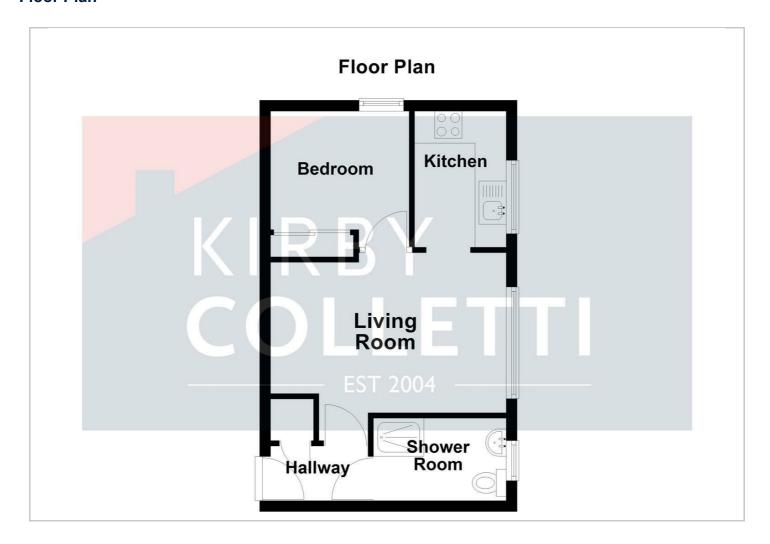
## **Hybrid Map**



**Terrain Map** 



#### Floor Plan



### Viewing

Please contact our Kirby Colletti Office on 01992471888 if you wish to arrange a viewing appointment for this property or require further information.

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## **Energy Efficiency Graph**

