



121 Lampits

Hoddesdon EN11 8EF

Price **£199,950**



*** Offered Chain Free and With a Lease Over of 940 Years. *** Kirby Colletti are delighted to offer this ONE DOUBLE BEDROOM FIRST FLOOR APARTMENT which would make a great first time buy or buy 2 let investment. Situated close to Hoddesdon Town Centre with its comprehensive Shopping Facilities, Barclay Park and a short walk to Broxbourne Train Station.

The property offers Spacious Lounge/Diner, uPVC Double Glazing, Newly Fitted Boiler with Gas Central Heating, Kitchen and Bathroom.



ACCOMMODATION

Entrance door to:

RECEPTION HALL

10 x 3'9 (3.05m x 1.14m)

Radiator. Storage cupboard. Large walk in storage cupboard.

LOUNGE

14'7 x 11'9 (4.45m x 3.58m)

Rear aspect uPVC double glazed window. Radiator. Door to:

KITCHEN

10'3 x 7 (3.12m x 2.13m)

Side aspect uPVC double glazed window. Range of matching wall and base units with rolled edge worksurfaces over. Stainless steel single drainer sink unit. Plumbing for washing machine. Space for cooker.

DOUBLE BEDROOM

10'7 x 10 (3.23m x 3.05m)

Side aspect uPVC double glazed window. Built in wardrobe. Radiator.

BATHROOM/W.C

7'1 x 6'1 (2.16m x 1.85m)

Panel enclosed bath. Low level W.C. Pedestal wash hand basin. Cupboard housing wall mounted gas boiler.

OUTSIDE

Residents parking.

AGENTS NOTES

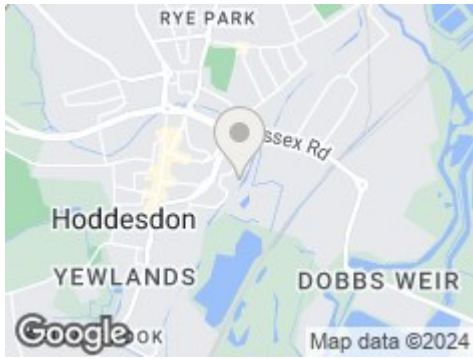
999 year lease from 1967

GROUND RENT: £15.76 Per year.

SERVICE CHARGE; £1,226.00 per year.

COUNCIL TAX: B= £1,478.00

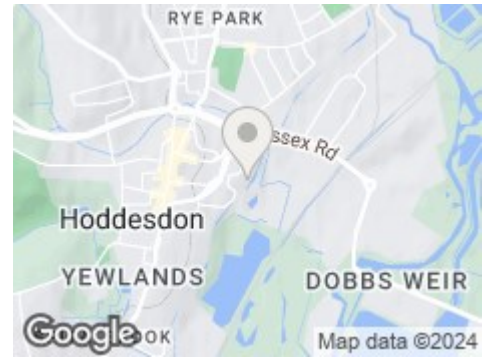
Road Map



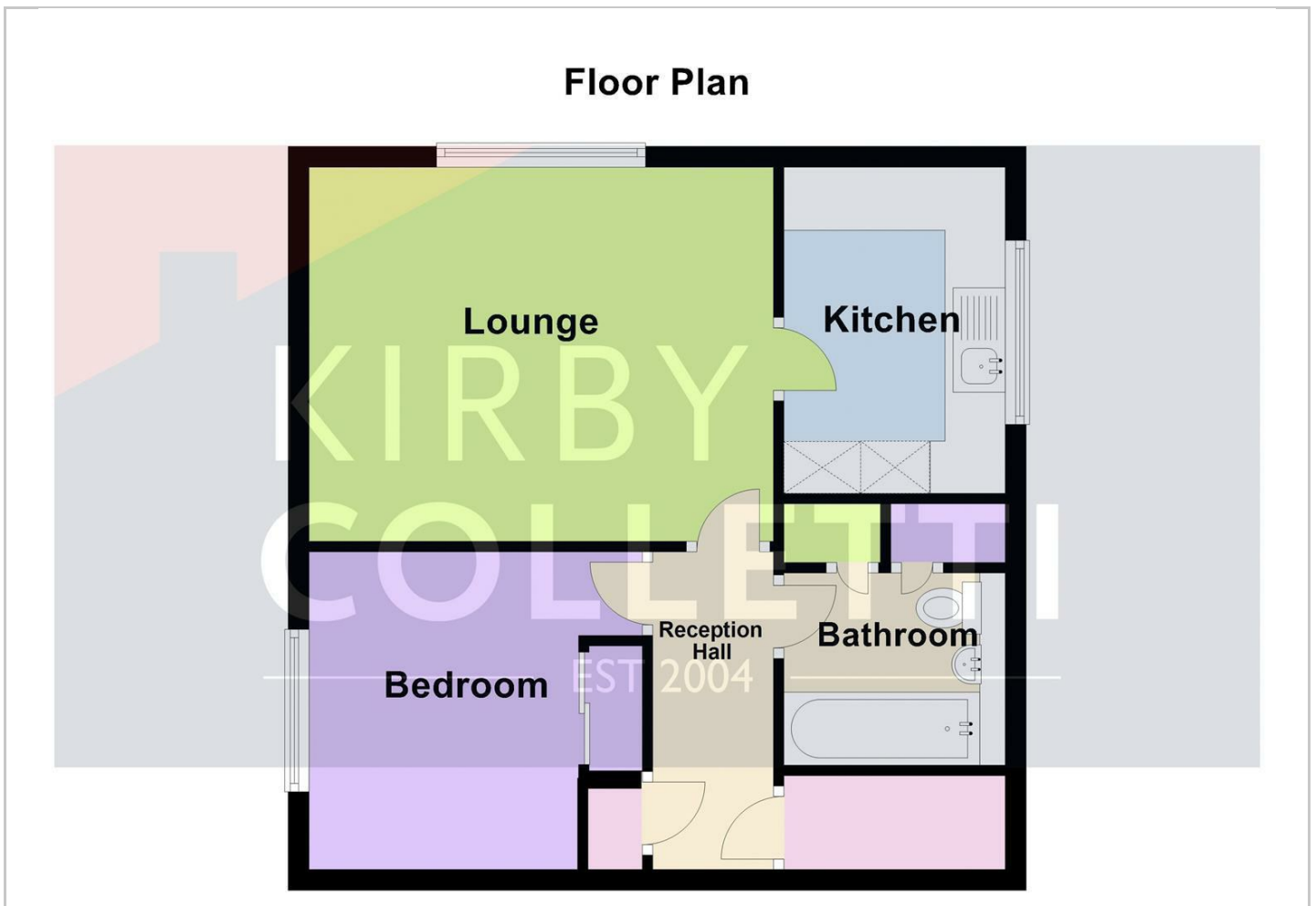
Hybrid Map



Terrain Map



Floor Plan

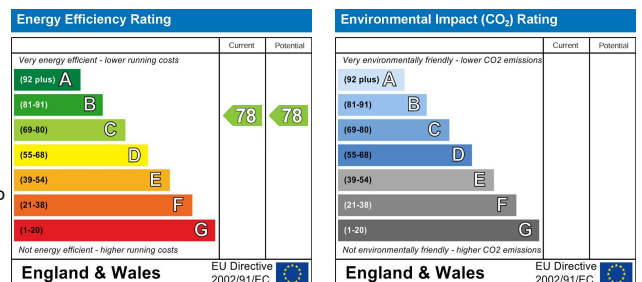


Viewing

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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