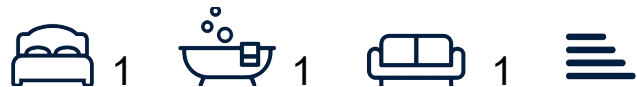




Flat 1, 83 High Street

Hoddesdon EN11 8TL

Guide Price £185,000



Kirby Colletti are pleased to offer this well presented One Double Bedroom First Floor Apartment set within this Grade II Listed Building, situated at the rear of of this High Street building being quiet yet convenient for Hoddesdon Town Centre with its comprehensive shopping facilities including bus services, Train Station and schools.

The property has the benefits of Gas Central Heating, Open Plan Lounge/Kitchen, Bathroom, and Security Entry Phone.



Accommodation

Security entrance front door to communal entrance hall with stairs to first floor landing. Front door to:

Entrance Hall

Storage cupboard. Radiator. Doors to double bedroom, bathroom and open plan lounge/kitchen.

Lounge

20'2" x 10'9" max (6.15m" x 3.28m" max)
Rear aspect window. Radiator. Television aerial point. Storage cupboard. Wall mounted entry phone. Access to:

Kitchen

10'4" x 5'3" (3.15m" x 1.60m")
Range of wall and base mounted units. Roll edged work surfaces. Tiled splash backs. Inset single drainer stainless steel sink unit. Plumbing for washing machine. Built in electric oven . Built in gas four ring hob. Extractor hood over. Wall mounted gas central heating boiler.

Double Bedroom

16'6" max x 7'8" (5.03m max x 2.34m")
Rear aspect sash window. Radiator. Coved ceiling.

Bathroom

7'11" x 4'6" (2.41m" x 1.37m")
White suite comprising panel enclosed bath with mixer tap and shower attachment over. Low level W.C. Wash hand basin. Heated towel rail. Two walls fully tiled. Extractor fan.

Agents Note

Lease 125 years from 1997=approx. 99 years remaining.
Ground rent £50 Per Annum.
Service Charge TBC

Road Map



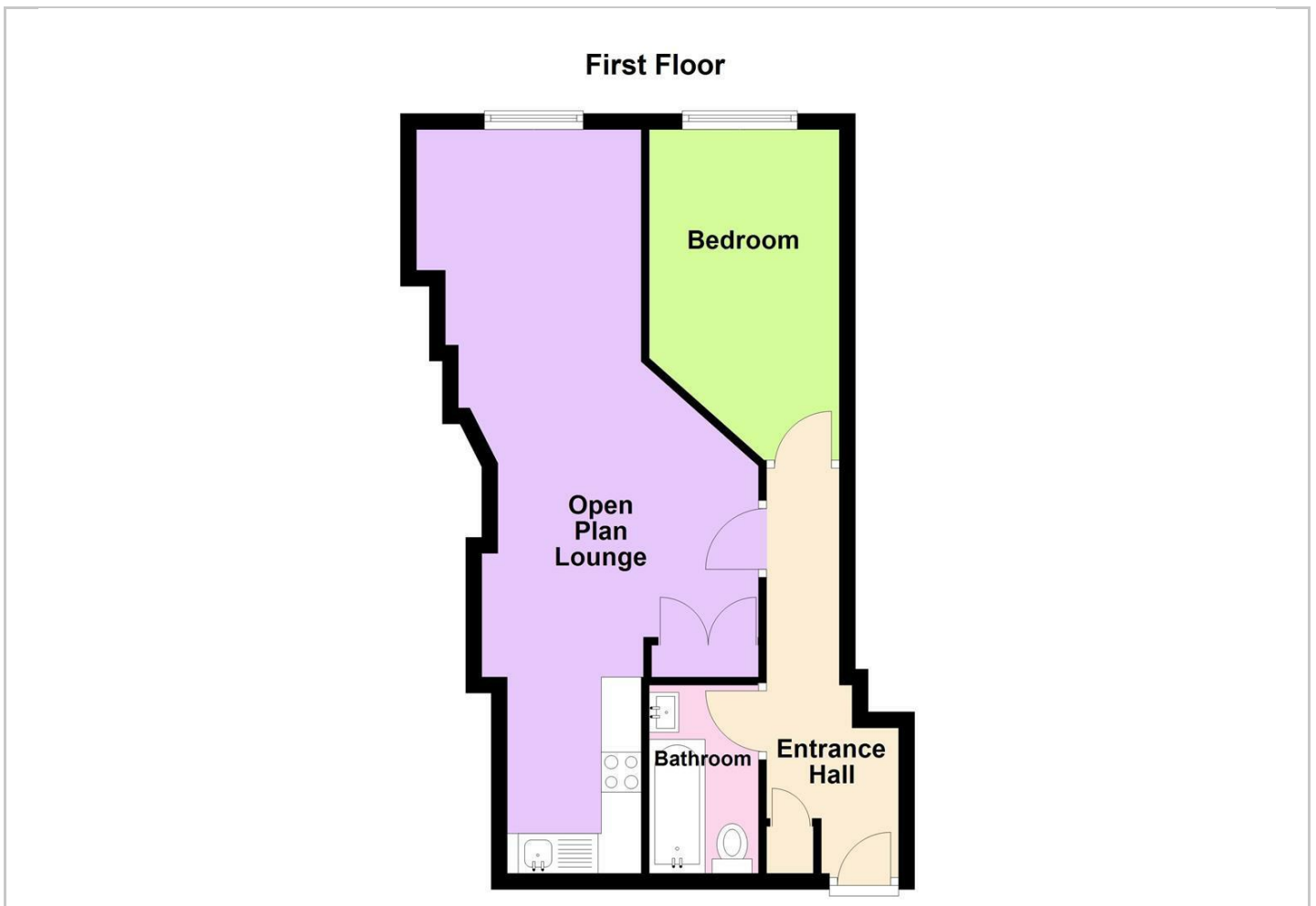
Hybrid Map



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

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			
England & Wales	EU Directive 2002/91/EC		

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			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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