



111 Plomer Avenue

Hoddesdon EN11 9FP

Price **£244,500**



**** CHAIN FREE & LONG LEASE **** Kirby Colletti are delighted to offer this **TWO DOUBLE BEDROOM** Top floor apartment located North of Hoddesdon Town, within easy access to Local Shops, Bus Stops and Schools for all ages.

Offering a Spacious Lounge with Private covered Balcony, Modern Fitted Kitchen, Security Entryphone system, En-Suite to Bedroom One and Residents Parking.



ACCOMMODATION

Communal entrance door to:

ENTRANCE HALL

Security Entryphone handset. Storage cupboard. Door to Bathroom. Door to:

LOUNGE

13 x 12'8 max (3.96m x 3.86m max)
Rear aspect window and double door door to cover balcony. Wooden flooring. Storage heater.

KITCHEN

7'10 x 6'11 max (2.39m x 2.11m max)
Range of wall and base units with rolled edge worksurfaces over. 1 and half bowl sink unit. Space for washing machine. Space for fridge freezer. Electric hob with extractor canopy above and oven below.

BEDROOM ONE

14'2 x 9'10 (4.32m x 3.00m)
Rear aspect window. Built in open storage units. Electric heater.

EN SUITE

7'7' x 5'9 (2.31m' x 1.75m)
Panel enclosed bath with mixer tap and shower

attachment. Folding glazed screen. Toilet with concealed cistern. Wash hand basin.

BEDROOM TWO

9'3 x 8 (2.82m x 2.44m)
Rear aspect window. Electric heater.

BATHROOM/W.C

9'10 x 5'9 (3.00m x 1.75m)
Panel enclosed bath with mixer tap. Toilet with concealed cistern. Wash hand basin. Extractor fan.

OUTSIDE

Communal bins. Communal parking.

AGENT NOTES

LEASE: 169 years remaining
SERVICE CHARGE: Approx. £126.33per month which includes Water and Buildings insurance.
GROUND RENT: NIL

Road Map



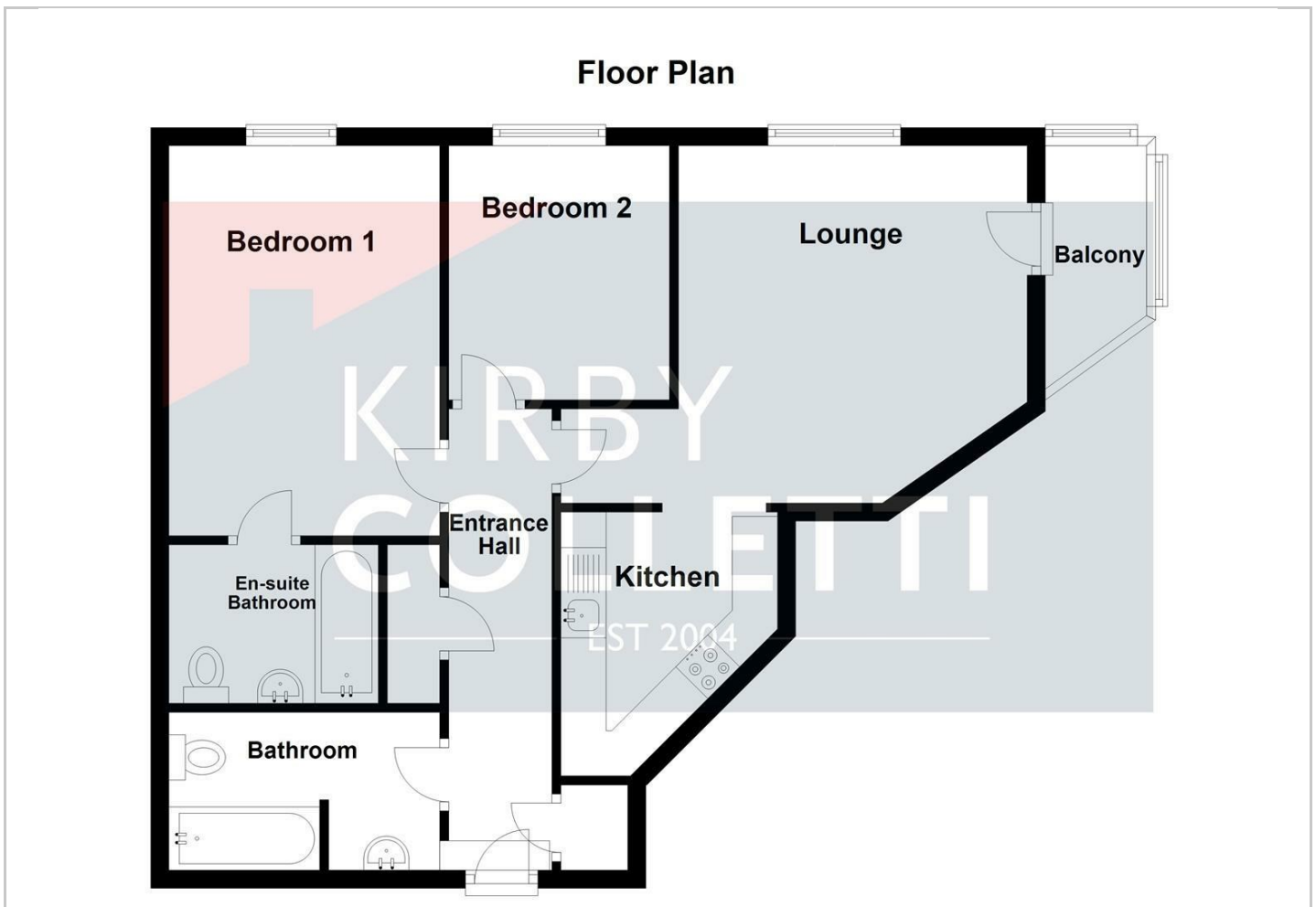
Hybrid Map



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

