



79 Plomer Avenue

Hoddesdon EN11 9FP

Price **£230,000**



**** LONG LEASE**** KIRBY COLLETTI are delighted to offer this TWO BEDROOM, TWO BATHROOM, GROUND FLOOR APARTMENT Located in this popular residential area which is conveniently located for Hoddesdon Town, A10 and Rye House Railway Station.

The property offers 14ft Lounge with Bay Window, Modern Fitted Kitchen, En Suite to Bedroom One, Bathroom/W.C with Jacuzzi Bath, Residents Parking and Security Entryphone System.



ACCOMMODATION

Communal entrance door to:

RECEPTION HALL

14 x 3'10 max (4.27m x 1.17m max)
Recessed ceiling spotlights. Laminate wood flooring.

LOUNGE

14'6 x 14 max (4.42m x 4.27m max)
Bay window with ottoman seating. Recessed ceiling spotlights. Laminate wood flooring.

KITCHEN

8'4 x 7'2 (2.54m x 2.18m)
Front aspect window. Range of high gloss wall and base mounted units with rolled edge worksurfaces. Built in electric oven and hob. Extractor canopy above. Plumbing for washing machine/dishwasher. Single drainer sink unit. Space for fridge freezer. Tiled floor. Recessed ceiling spotlights.

BEDROOM ONE

11 x 10'6 (3.35m x 3.20m)
Rear aspect window. Electric heater. Laminate wood flooring. Recessed ceiling spotlights.

EN SUITE

7'6 x 3'4 (2.29m x 1.02m)
Fully tiled shower cubicle. Wash hand basin with cupboard under. Toilet with concealed cistern. Recessed ceiling spotlights. Laminate wood flooring. Extractor fan.

BEDROOM TWO

10'5 x 7'3 (3.18m x 2.21m)
Rear aspect window. Laminate wood flooring. Recessed ceiling spotlights.

BATHROOM/W.C

11'2 x 5'5 max (3.40m x 1.65m max)
Corner bath with shower unit and jacuzzi. Low level W.C. Wall mounted washing hand basin. Airing cupboard. Extractor fan. Recessed ceiling spotlights. Fully tiled walls and floor.

OUTSIDE

AGENT NOTES

Lease: 169 Years Remaining.
Service Charge: £126.34 per Month
Ground rent: N/A

Road Map



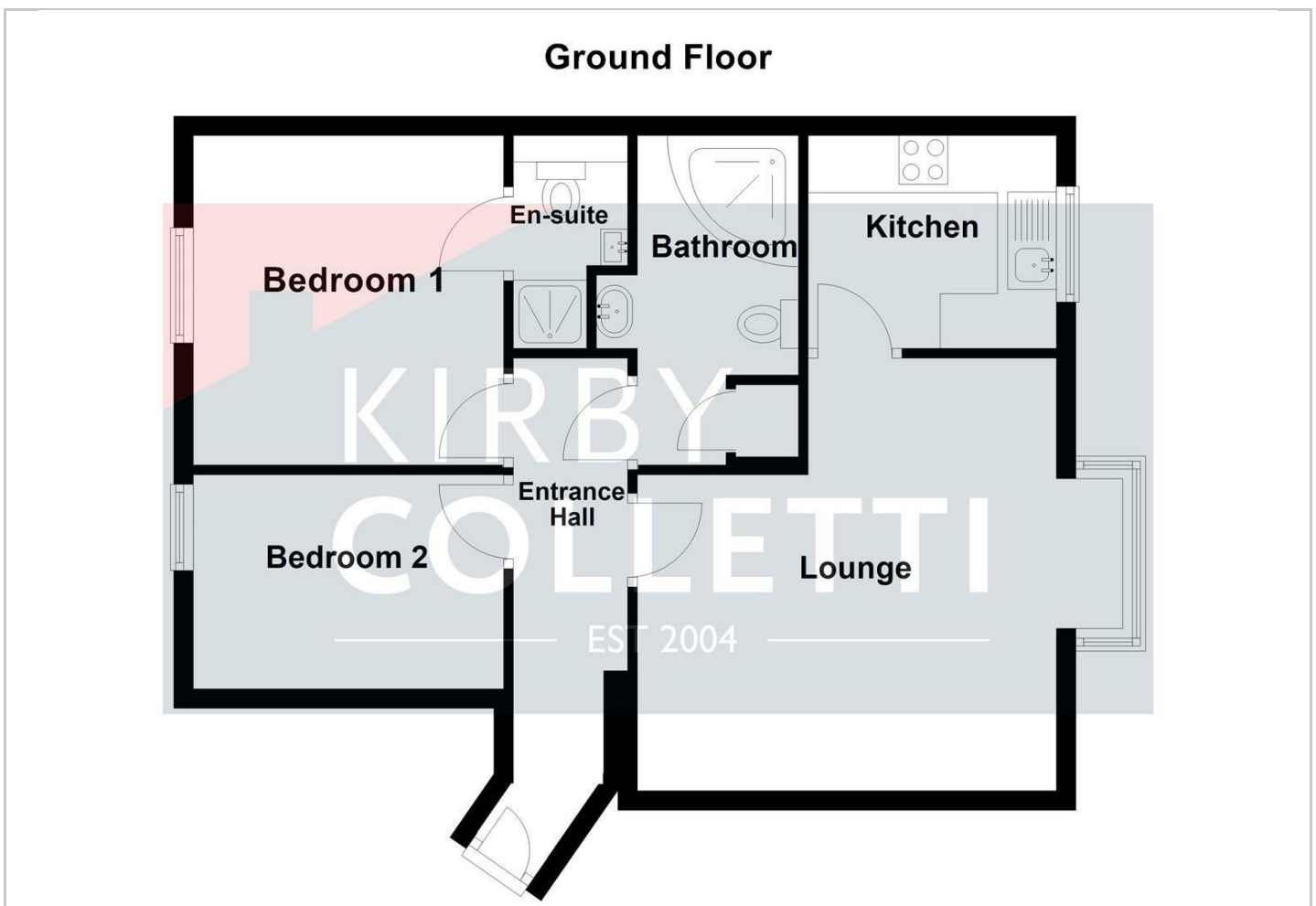
Hybrid Map



Terrain Map



Floor Plan

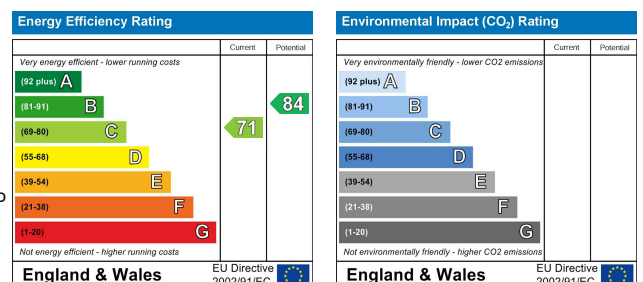


Viewing

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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