



VIA PROPERTIES



Parrotts Field |  
Hoddesdon | EN11

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# ***VIA Properties are pleased to present this one-bedroom ground floor flat located a short walk from Rye House Train Station***

*Ground floor | Short walk from Rye House Train Station | Residents parking | Short walk from Hoddesdon Town Centre | Electric storage heaters | Built in wardrobe*

***Asking price of £850 per month***

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## **THE PROPERTY COMPRISES OF:**

Large living room  
Bathroom with shower over the bath  
Storage cupboard with the hot water cylinder  
Modern fully fitted kitchen  
Separate bedroom with built in storage.

## **THE LOCATION:**

From the development you can walk to Rye House train station with service into London Liverpool Street, Tottenham Hale and Stratford.

A short walk from Hoddesdon town centre

Convenient for the A10 / A414 and many local shops

## **FURTHER DETAILS:**

Tenants are responsible for the following:



- Council tax
- Electricity usage
- Water usage

Please call for further details or to arrange a viewing.

**Visit us or email us at:**

Please call for further details or to arrange a viewing

74 High Street, Hoddesdon, Hertfordshire,  
EN11 8ET

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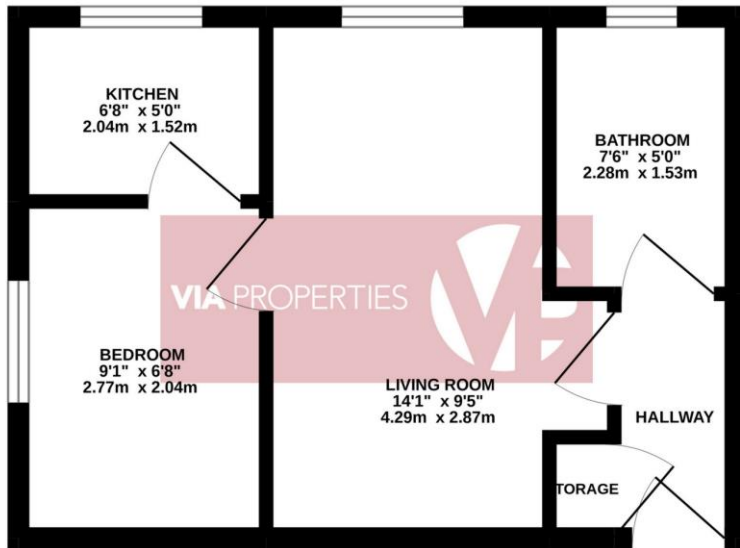
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GROUND FLOOR  
273 sq.ft. (25.3 sq.m.) approx.

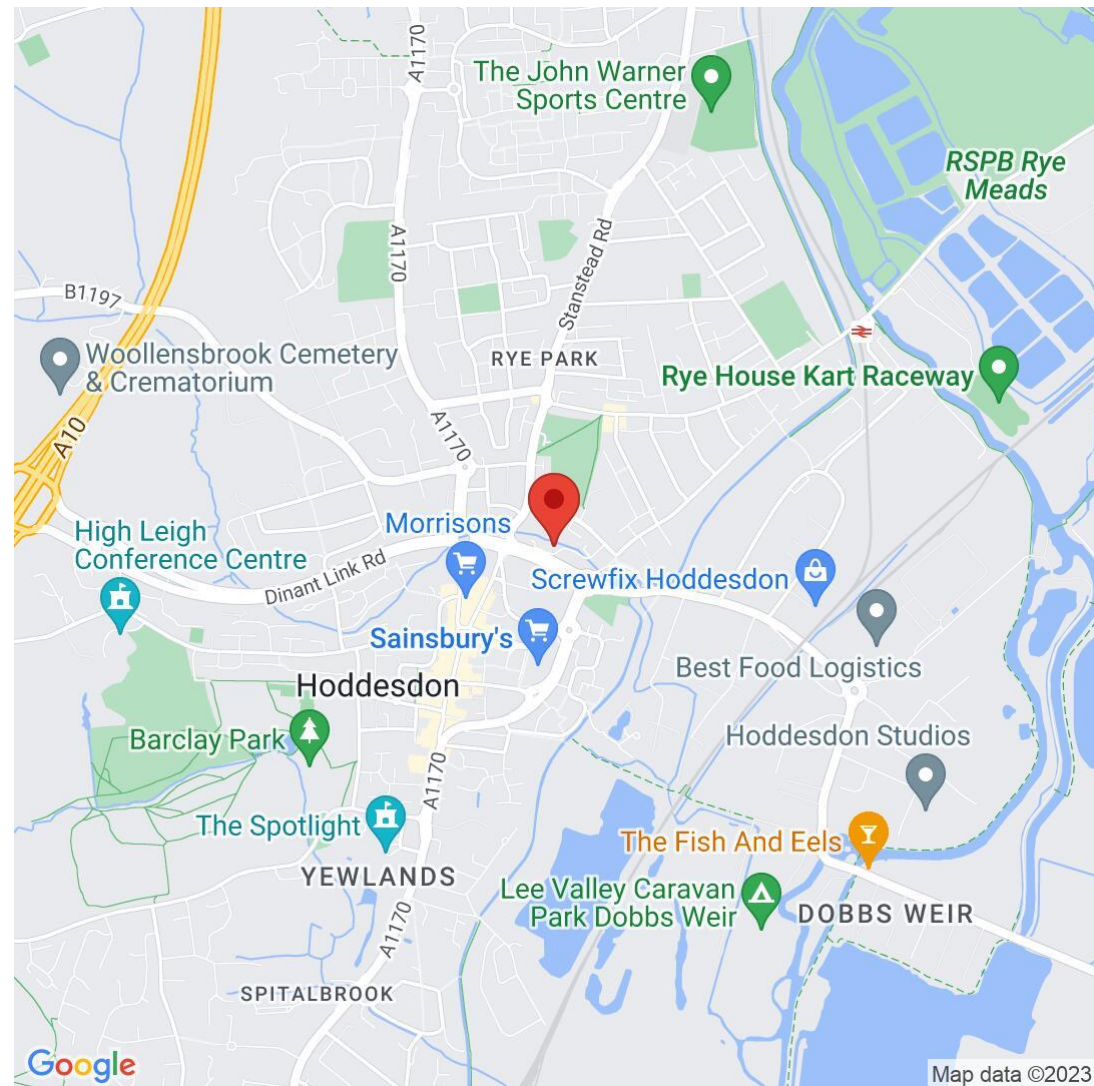


TOTAL FLOOR AREA : 273 sq.ft. (25.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		71	80
England, Scotland & Wales		EU Directive 2002/91/EC	