



**Oliver
Minton**
Sales & Lettings

**33 Cross Court, Upper Marsh Lane,
Hoddesdon. Herts**

EN11 8LG

£1,350 Per Month



E-MAIL ENQUIRIES ONLY, VIEWINGS TO TAKE PLACE 31ST AUGUST

UNFURNISHED Spacious two bedroom first floor apartment ideally located in this highly sought after residential development just a few minutes walk to the mainline station and town centre. This impressive apartment boasts larger than average accommodation to include Lounge/Dining Room with Juliette Balcony, Modern kitchen and bathroom, two double bedrooms and well maintained Communal Gardens. Ample Parking available. The property is conveniently located close to all local amenities to include Hoddesdon Town Centre Shops, Restaurants and Bars, Various Highly Regarded Schools and a number of Road and Rail Links into Central London. Short walk to Tow Path walk. NO PETS



NOTES TO POTENTIAL TENANTS

SERVICES

MAINS WATER, MAINS ELECTRICITY AND Mains DRAINAGE. Electric heating
BROADBAND AND MOBILE PHONE SERVICE AVAILABILITY CAN BE CHECKED AT <https://checker.ofcom.org>

REFERENCES - Please only enquire if you pass the reference criteria

- Collective Gross Income: Minimum multiple of 30 times the monthly rental
- NO CCJ's, IVA's or history of bad credit
- Positive landlord reference (if applicable)

<https://tenanhelp.goodlord.co/s/article/What-is-Goodlord-referencing>

As well as paying the rent, you may also be required to make the following permitted payments.

Permitted payments

Before the tenancy starts (payable to Oliver Minton Letting Agency)

Holding Deposit: 1 week's rent
Deposit: equal to 5 weeks' rent

During the tenancy (payable to the Agent)

Payment of up to £50.00 if you want to change the tenancy agreement
Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate in interest

Payment for the reasonably incurred costs for the loss of keys/security devices

Payment of any unpaid rent or other reasonable costs associated with your early termination of the tenancy

ALL OF OUR DEPOSITS ARE HELD IN THE DEPOSIT PROTECTION SERVICE

WE USE PROPERTYMARK FOR OUR CLIENT MONEY PROTECTION

OLIVER MINTON LETTINGS ARE REGULATED BY THE PROPERTY OMBUDSMAN

Area Map



Floor Plans

Tenure:

Council Tax Band: C

Viewing Arrangements:

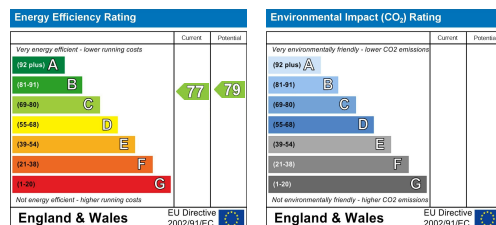
Strictly by appointment

28 High Street, Puckeridge, Hertfordshire, SG11 1RN

01920 822999

Email: puckeridge@oliverminton.com

View all our properties at www.oliverminton.com



NOTICE: Whilst every effort has been made to ensure the accuracy of these sales details, they are for guidance purposes only and prospective purchasers or lessees are advised to seek their own professional advice as well as to satisfy themselves by inspection or otherwise as to their correctness.

No representation or warranty whatever is made in relation to this property by Oliver Minton or its employees, nor do such sales details form part of any offer or contract.