



116 Plomer Avenue | Hoddesdon | EN11 9FR

£1,200 Per Month

A modern top floor apartment, accessed via entry-phone system, situated close to local amenities. This spacious two double bedroom property is being offered unfurnished with white goods and benefits from a main bathroom plus an en suite shower room to bedroom one. Features include uPVC double glazed windows, Economy 7 heating, communal gardens and parking. Available from Early July 2024.

Holding fee : £276.00 Dilapidation Deposit : £1380.00



CHRIS DELLAR
PROPERTIES

Your estate agent

58a High Street, Buntingford,
Herts, SG9 9AH

T 01763 272605

E enquiries@chrisdellar.co.uk

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Entrance Hall

Stairs to second floor accommodation.

Lounge/Diner

16'7 x 14'8 (5.05m x 4.47m)

Wood effect laminate flooring.

Kitchen

8'6 x 8'0 (2.59m x 2.44m)

To include white goods.

Bedroom One

11'1 x 10'5 (3.38m x 3.18m)

Door to:

En-suite Shower Room

Shower cubicle, wash hand basin & low flush WC.

Bedroom Two

10'5 x 7'5 (3.18m x 2.26m)

Main Bathroom

Panel enclosed bath, inset sink unit and low flush WC.

Communal Grounds

Lawned areas with planted shrubs.

Parking

Car park providing casual parking.

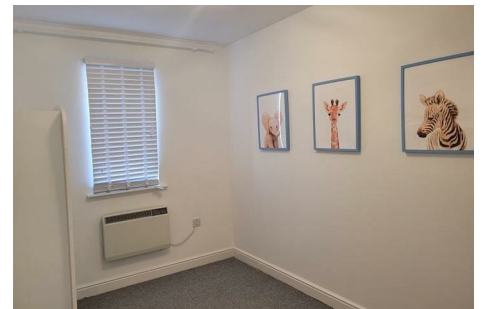
Deposits

Holding deposit - £276.00

Dilapidation deposit - £1380.00

Energy Performance Certificate

Please see EPC graph opposite.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(95-100) A			(95-100) A		
(85-94) B			(85-94) B		
(75-84) C			(75-84) C		
(65-74) D			(65-74) D		
(55-64) E			(55-64) E		
(45-54) F			(45-54) F		
(35-44) G			(35-44) G		
(1-34) Not energy efficient - higher running costs			(1-34) Not environmentally friendly - higher CO ₂ emissions		
	76	80		72	74
England & Wales		England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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