



Shepherds
Property Sales & Lettings

St. Cross Court | Hoddesdon | EN11 8LG | £1,425 Per Month



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Council: Broxbourne Borough Council Tax Band: C Rental Deposit: £1,644

Delightful Two bedroom ground floor flat in a purpose built modern development within walking distance of the Town Centre and Broxbourne railway station. The accommodation comprises of a bright entrance hall, lounge/dining room with French doors to small patio area, and modern styled kitchen. Benefitting from neutral decoration & Carpets. Maximum 1 child. Council Tax Band D - Borough of Broxbourne. Available end of September 2024.

- Ground Floor Apartment
- Neutral Decoration
- Two Bedrooms
- French Doors to Outside
- Fully Appliance Kitchen
- Security Entryphone
- Neutral Carpets
- Walkable to BR Station
- Available End of September 2024





Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

DEPOSIT & PERMITTED CHARGES INFORMATION

Pre - Tenancy Holding Deposit = to 1 Weeks Rent

Other Tenant Costs

-Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)

-Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change

-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

-Key/ Fob/ Alarm Control Replacements. Cost of item + any additional agent / third party reasonable costs - charged at £15.00 inc vat per hour, if applicable

Prices are subject to change.

St. Cross Court,
Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd

Rooms:

Entrance Hall

Living/Dining
Room
19'4 x 10'3
(5.89m x 3.12m)

Kitchen
8'9 x 7'3 (2.67m x
2.21m)

Bedroom One
14'6 x 10'3
(4.42m x 3.12m)

Bedroom Two
10'3 x 7'3 (3.12m
x 2.21m)

Bathroom
7'2 x 6'3 (2.18m x
1.91m)

Exterior

Small Patio Area

Parking Space

Communal Bin
Store

Deposit &
Permitted
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property
Ombudsman



Shepherds
Property Sales & Lettings

CHESHUNT

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HODDESDON

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