



Shepherds  
Property Sales & Lettings



Shepherds  
Property Sales & Lettings

Clarendon Parade | Cheshunt | EN8 9DF | £1,375 PCM

 2  1  1  C



# Clarendon Parade | Cheshunt | EN8 9DF

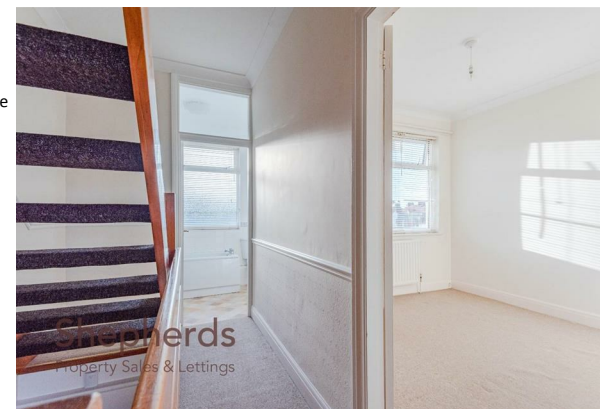
**Council:** Broxbourne Borough Council **Tax Band:** A **Rental Deposit:** £1,586

Two Double Bedroom Maisonette situated above business premises in a small parade of shops. Arranged over three floors with fitted wardrobes and eaves storage. Gas central heating to Radiators, Private courtyard garden with allocated parking space. Maximum 2 adults. Sorry NO children or pets. Available NOW. Council Tax Band A Borough of Broxbourne.

- 2 Double Bedrooms
- Large Bathroom
- Separate Shower Cubicle
- Courtyard Garden
- Allocated Parking Space
- Gas Central Heating
- Located Above Shops
- Close to Road Links
- Available March 2025







**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

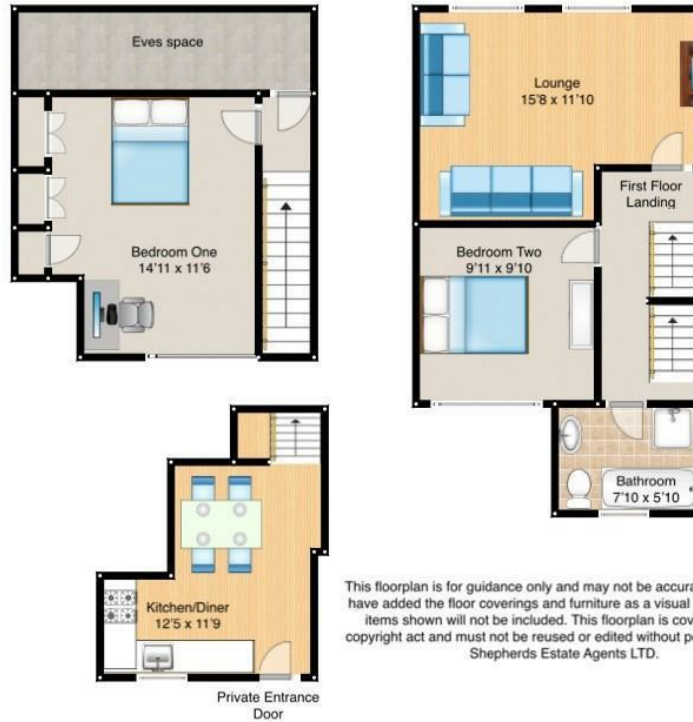
-Early Termination/ Early Surrender of Contract Price on application \*additional inventory cost could apply (to be advised)

-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.

Clarendon Road, Cheshunt, EN8



## Rooms:

Private Entrance  
Door

Ground Floor

Kitchen Diner  
12'5 x 11'9  
(3.78m x 3.58m)

First Floor  
Landing

Living Room  
15'8 x 11'10  
(4.78m x 3.61m )

Bedroom Two  
9'11 x 9'10  
(3.02m x 3.00m )

Bathroom  
7'10 x 5'10  
(2.39m x 1.78m )

Second Floor  
Landing

Bedroom One  
14'11 x 11'6  
(4.55m x 3.51m)

Eve Storage

External

Courtyard Garden

Parking Area

Deposit &  
Permitted  
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



**Shepherds**  
Property Sales & Lettings

## CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk