Shepherds
Property Sales & Lettings

Wycliffe Close I Cheshunt I EN8 0FJ I £1,400 Per Month

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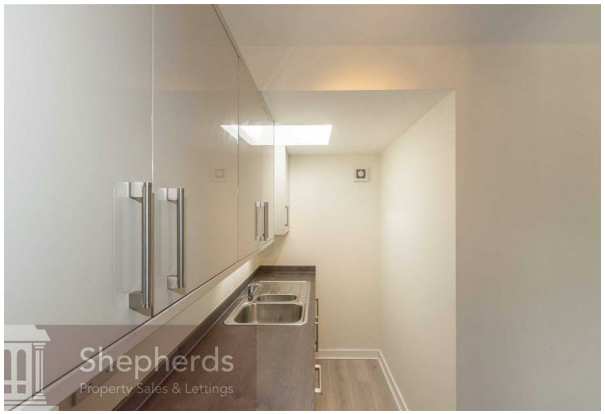
Wycliffe Close I Cheshunt I EN8 0FJ

Council: Broxbourne Tax Band: C Rental Deposit: £1,615

A Two bedroom top floor apartment with own entrance lobby, hallway, visitors cloakroom, living/ dining room and a modern fitted kitchen with appliances. The property benefits from gas central heating to radiators, parking, UPVC double glazing and high ceilings. Available Late May 2025. Council Tax Band C Borough of Broxbourne. Photographs taken pre-current tenancy.

- 2 Bedrooms
- Modern Built Block in 2016
- Bathroom with Shower
- Cloakroom
- Living Room
- Kitchen With Appliances
- Available Late May 2025
- Gas Central Heating
- Council Tax Band C Boro of Brox



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

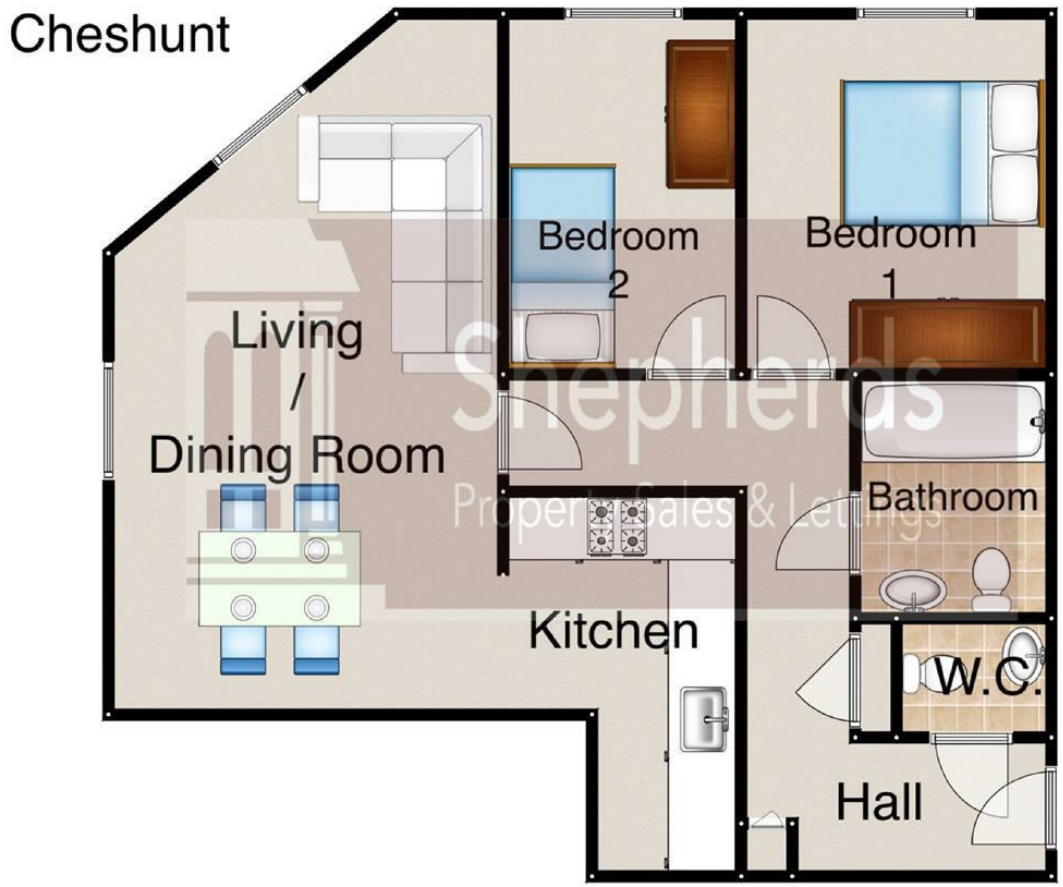
-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-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.

Wycliffe Court



This floor plan is for guidance only and may not be accurate
Shepherds have added furnishings as a visual guide only

Rooms:

Communal Stairway

Hallway

Cloakroom

Living/ Dining Room
20'10" x 11'5" (6.35 x 3.48)

Offset Kitchen
11'5" x 7'0" > 4'2" (3.48 x 2.13 > 1.27)

Bedroom One
10'7" x 9'1" (3.23 x 2.77)

Bedroom Two
10'7" x 6'11" (3.23 x 2.11)

Bathroom
7'1" x 5'7" (2.16 x 1.70)

External

Parking Space

Deposit & Permitted Charges

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arla | propertymark PROTECTED
The Property Ombudsman

Shepherds
Property Sales & Lettings

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