



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Yukon Road | Broxbourne | EN10 6FN | £1,350 Per Month

 2  2  1  C

Yukon Road | Broxbourne | EN10 6FN

Council: Broxbourne Council **Tax Band:** C **Rental Deposit:** £1,557

A spacious two bedroom, two bathroom first floor apartment situated on the ever popular Canada Fields development within easy reach of Brookfield Farm Shopping Centre, A10 & M25. This property has a spacious I shaped lounge/diner with Juliet balcony, fitted kitchen, en-suite to bedroom one, a second bedroom, bathroom, plenty of storage, entry phone system, allocated and visitor parking. Council Tax Band C Borough of Broxbourne. Available July 2025

- 2 Bedroom Apartment
- Family Bathroom
- Allocated Parking
- First Floor
- En-Suite Shower Room
- Access to A10/M25
- Modern Kitchen
- Juliette Balcony
- Council Tax Band C Broxbourne Council





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.

Yukon Road, Broxbourne



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:

Communal Door

Communal
Staircase

Entrance Door

Hallway

Living / Dining
Room (I Shaped
17'1 x 15'9
(5.21m x 4.80m)

Kitchen
8' x 7'7 (2.44m x
2.31m)

Bedroom Suite
One
12'2 x 9'3 (3.71m
x 2.82m)

En-Suite Shower

Bedroom Two
11'2 x 8' (3.40m x
2.44m)

Family Bathroom
6' x 5'5 (1.83m x
1.65m)

Deposit &
Permitted
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



The Property
Ombudsman



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