



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









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
- Cloakroom
- Available Late May 2025
- Modern Built Block in 2016
- Living Room
- Gas Central Heating
- Bathroom with Shower
- Kitchen With Appliances
- 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

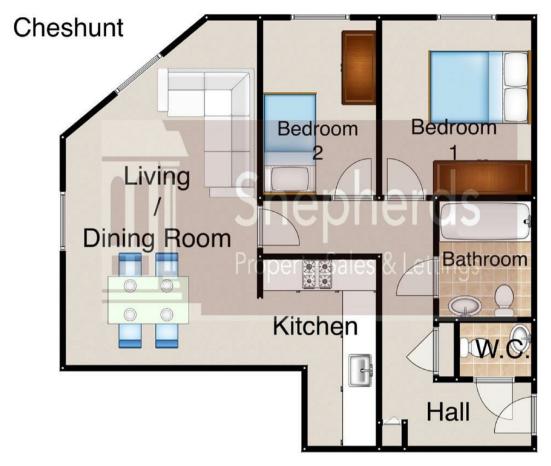
Pre - Tenancy Holding Deposit = to 1 Weeks Rent

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









CHESHUNT

1 High Street, Cheshunt EN8 OBY

Sales: 01992 637351 Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

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



37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044 Lettings: 01992 449501

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