



Shepherds
Property Sales & Lettings



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Springwell Court | Stanstead Abbotts | SG12 8ET | £1,350 Per Month

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Council: East Herts District **Tax Band:** D **Rental Deposit:** £1,557

Rarely Available. Two double bedroom apartment in a small select development just a short walk from St Margaret's BR Station and the village shops. Situated on the Ground Floor the property benefits from a large main bedroom with en-suite & good sized 2nd bedroom, gas central heating and a security alarm. Council Tax Band D East Hertfordshire Council. Available Late December 2025. Photographs taken pre current tenancy.

- Two Double Bedrooms
- Gas central Heating
- Two Bathrooms
- Large Living Room
- Modern Kitchen
- Ground Floor
- Select Development
- Close to BR Station
- Available December 2025
- Council Tax Band D East Herts





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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.



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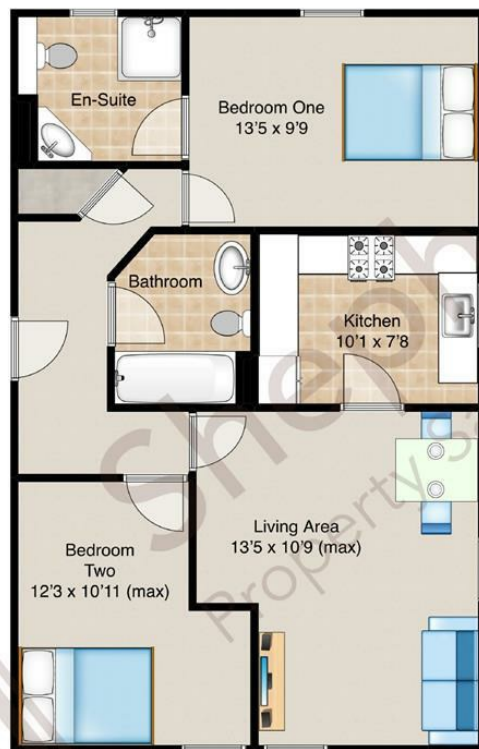
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This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the Copy Right Act and must not be reused or edited without permission from Shepherds Estate Agents LTD



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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

Rooms:

Entrance Door

Hallway

Living Room

13'5" x 10'9"

(max) (4.09 x 3.28

(max))

Kitchen

10'1" x 7'8" (max)

(3.07 x 2.34

(max))

Bedroom One

13'5" x 9'9" (4.09

x 2.97)

En-Suite

Bedroom Two

12'3" x 10'11"

(max) (3.73 x 3.33

(max))

Family Bathroom

Exterior

Parking

Deposit &

Permitted

Charges