



Shepherds

Property Sales & Lettings

Allard Way | Broxbourne | EN10 7ER | £1,495 Per Month

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Allard Way | Broxbourne | EN10 7ER

Council: Broxbourne Council **Tax Band:** Exempt **Rental Deposit:** £1,725

SINGLE OCCUPANTS. Inclusive of Bills. Fully Furnished Studio Annex arranged over two levels. Lower level comprises of a modern fitted kitchen/diner with all appliances and bathroom with power shower over bath. Upper level is a very large light, bright and airy room with double bed, small study area and seating area. Use of side garden & a parking space to front.

- Fully Furnished
- Arranged over 2 levels
- Small Study Area
- Parking
- Inclusive of Bills.
- Light Bright & Airy
- Seating Area
- Studio Annexe
- Double Bed
- Use of Patio





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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

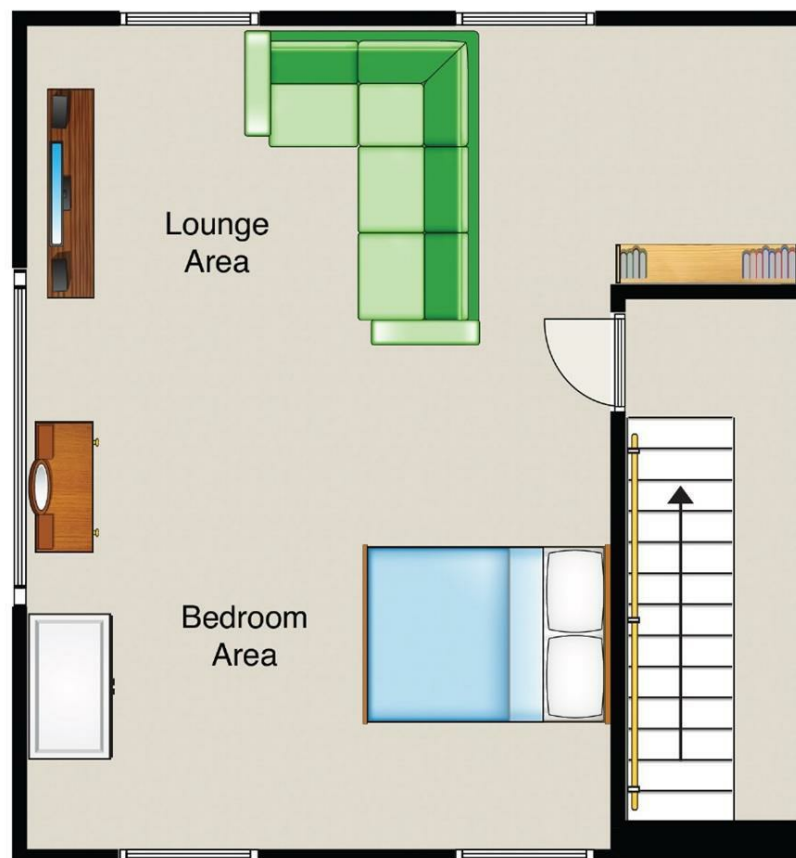
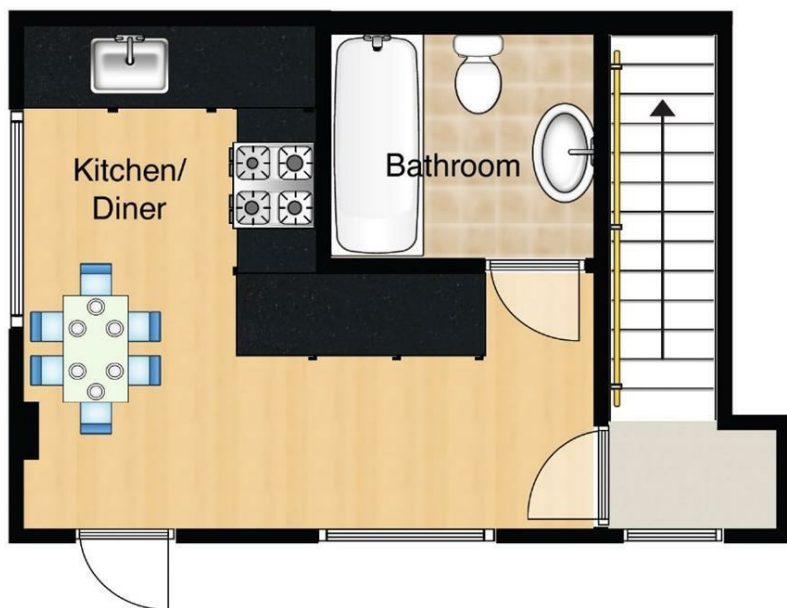
- Dilapidation deposit = to 5 Weeks Rent (if under 50,000 per annum) = to 6 weeks Rent (50,001+ per annum)
 - Changes to Tenancy term, person/s names/ additions or any other amendment £50.00 inc vat per change
 - Early Termination/ Early Surrender of Contract Price on application *additional inventory 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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This floorplan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and the items shown will not be included within the sale of the property.



Rooms:

Entrance Door

Kitchen/Diner
14'6" > 7'4" x
12'7" (4.42 > 2.24
x 3.84)

Bathroom

Living/Bedroom
20'8" x 19'7"
(6.30 x 5.97)

Outside

Parking

Garden Space

DEPOSIT &
PERMITTED
CHARGES



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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