



Shepherds  
Property Sales & Lettings

Lampits | | EN11 8DY | £650 PCM



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# Lampits | | EN11 8DY

**Council: Broxbourne Council Tax Band: TBA Rental Deposit: £650**

**ROOM RENT - SINGLE OCCUPANCY.** Inclusive of bills\* . Beautifully presented property

Convenient for town centre, BR rail, buses and road links. Lovely room with large double bed, fitted wardrobes and matching bedroom furniture. Inclusive of bills (normal/regular usage levels\*). The property is extremely well maintained and clean. Single professional only, ideally regular working hours. Available July 2024 Owner has a dog (small anti-allergy Bichon) and the house is a non-smoking property.

PLEASE EMAIL THE AGENTS THROUGH THIS WEB SITE IF INTERESTED IN THE FIRST INSTANCE SO THAT WE CAN GET YOU REGISTERED

- ALL BILLS INCLUDED
- Available end of June 2024
- Close to Town Centre
- Room to rent
- SINGLE OCCUPANT
- Owners have a Dog
- Gas Central Heating
- Room Cleaning Service
- Non-smoking home



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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.

**Rooms:**



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**CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

**HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)