



Parrotsfield | Hoddesdon | EN11 0QU

£1,000 Per Month

 **1**
 **1**
 **1**
 **C**



TO LET - A bright 1 Bedroom Top Floor Flat in a popular development adjacent to Hoddesdon Town Centre and within walking distance to local train station and all amenities. The property has electric heating, kitchen with appliances, white 3 piece bathroom suite and a good sized bedroom. Externally, there is communal parking and security entry phone.

Available September 2026.

Borough of Broxbourne Council Tax Band C. EPC is a C rating



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



Parrotts Field Huddesdon

This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only. 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.



Entrance & central hall



Lounger/diner
14'1" x 10'4" (max)

Kitchen
10'2" x 6'9" (max)

Bedroom
12'5" x 10'4" (max)

Bathroom
6'11" x 5'10" (max)

Deposit and Permitted

Charges

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.

- One bedroom flat
- Adjacent to Town Centre
- Communal Parking
- Electric Heating
- Walking distance to train station
- Available Mid September 2026
- Bright Living Room
- Kitchen Appliances
- Second Floor

