



Shepherds

Property Sales & Lettings

Parrots Field | HODDESDON | EN11 0QX | £845 Per Month

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Parrots Field | HODDESDON | EN11 0QX

Council: Broxbourne **Tax Band:** B **Rental Deposit:** £975

PLEASE USE THE CONTACT AGENT BUTTON TO APPLY FOR THIS PROPERTY WHEN SEEN ON THE INTERNET. Unfurnished studio flat close to Hoddesdon Town Centre. Benefits include neutral decoration, fully applanced kitchen, electric heating, UPVC double glazed windows, security entry-phone system & parking. Single Occupancy. Available September 2026- Borough of Broxbourne - Council Tax Band B

- Studio Flat
- Neutral Decoration
- UPVC Double Glazing
- Available September 2026
- Electric Heating
- Close to Town Centre
- Single Occupancy
- Council Tax Band B Broxbourne





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.



Parrots Field, Hoddesdon



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishing as a visual guide and will not be included in the contract. 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.

Rooms:

Entrance Lobby

Living Area

Kitchen

Bathroom

Bedroom Area

DEPOSIT &
PERMITTED
CHARGES



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

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