



Shepherds
Property Sales & Lettings

Village Close | Hoddesdon | EN11 0GL | £1,200 Per Month



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Council: Borough of Broxbourne Tax Band: C Rental Deposit: £1,384

Shepherds are delighted to present a two bedroom top floor flat adjacent to Rye House train station providing access to London Liverpool Street. The Property benefits from Gas central heating, UPVC Double Glazing, Shared Garden and Allocated Parking. Available Late April 2024. Council Tax Band C Borough of Broxbourne. PLEASE EMAIL IN TO REGISTER

- Two Bedroom Top Floor Apartment.
- Gas Central Heating
- Double Glazing
- Allocated Parking
- Entry Phone System
- Shared Garden
- Short walk to Rye House BR Station
- Available Late April 2024
- Council Tax Band C Borough of Broxbourne





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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 floor plan is for guidance only and may not be accurate
Shepherds have added furnishings as a visual guide only

Rooms:

Communal
Entrance Door

Communal
Stairwell

Entrance Door

Entrance Hall

Living/ Dining
Room
15'10 x 10'2

Kitchen
13'3 x 5'6

Bedroom One
12'5 x 9'6

Bedroom Two
12'5 x 6'10
(3.78m x 2.08m)

Bathroom
6'5 x 5'6

Shared Garden

Parking Space

Deposit and
Permitted
Charges

Important
Information



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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