



Shepherds
Property Sales & Lettings



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Claud Hamilton Way | Hertford | SG14 1SR | £1,650 Per Month

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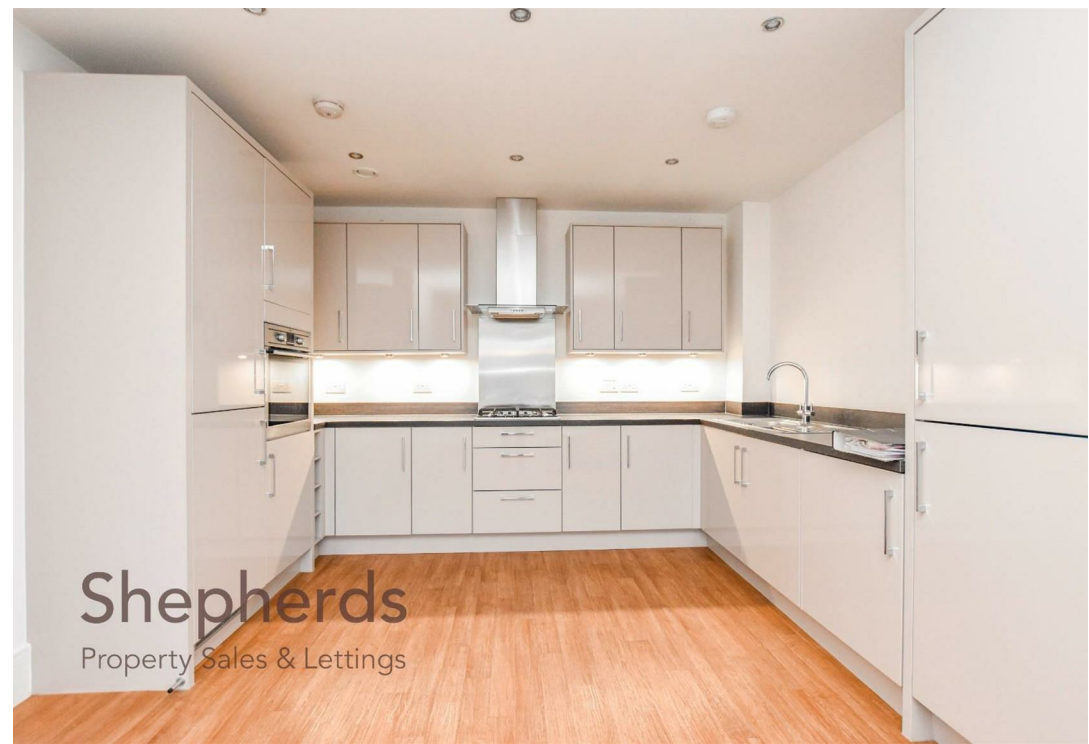
Claud Hamilton Way | Hertford | SG14 1SR

Council: East Herts Council **Tax Band:** D **Rental Deposit:** £1,903

A Wonderful top floor apartment for rent. The property is close to station, shops and Hertford Town Centre. Further benefits include: One secure allocated parking space, view over courtyard, LIFT access, two bedrooms, main bathroom & en-suite shower room. Available Mid December 2026. Photographs were taken pre current tenant occupation.

Council Tax D - East Hertfordshire Local Authority

- Two Bedrooms
- One Allocated Parking Space
- Ideal for Commuter
- Family Bathroom plus En-suite
- Popular Location
- Unfurnished
- Modern Finish
- Two Minutes from Train Station
- Available Mid December 2026





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.

Claud Hamilton Way, Hertford



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

Rooms:

Communal
Entrance Lobby

Entrance Hallway
for Flat

Kitchen / Living
Area
21'5" x 12'3"
(max) (6.53 x 3.73
(max))

Bedroom One
10'8" x 10'8"
(max) (3.25 x 3.25
(max))

En-Suite to
Bedroom One
7'4" x 5'1" (max)
(2.24 x 1.55
(max))

Bedroom Two
10'8" x 8'5" (3.25
x 2.57)

Bathroom
7'3" x 7'3" (max)
(2.21 x 2.21
(max))

Communal
Terrace for
Residents of
Block

One Allocated
Parking Space

Deposit &
Permitted
Charges

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044

Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351

Lettings: 01992 640824

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