



Shepherds
Property Sales & Lettings



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Plomer Avenue | Hoddesdon | EN11 9FQ | £1,295 Per Month

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Council: Broxbourne Borough Council **Tax Band:** C **Rental Deposit:** £1,494

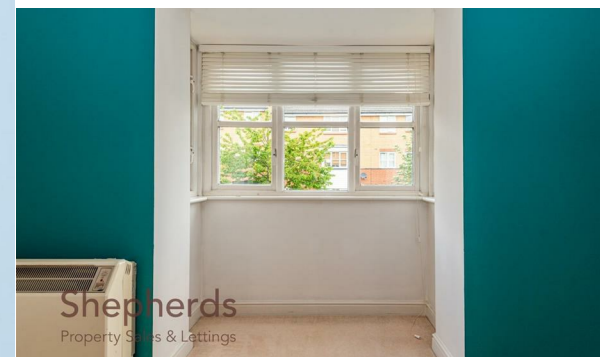
A beautiful two bed apartment overlooking a small green on the popular Plomer Avenue Development

located to the North of Hoddesdon Town Centre. The property briefly comprises bright Lounge & Kitchen with 2 Double bedrooms, En suite shower room to the the main bedroom and a family Bathroom.

Situated on the first floor of the block with residents parking to the rear of the property. Council Tax Band C. Borough of Broxbourne.

- Two Bedrooms
- En Suite Shower Room
- Residents Parking
- First Floor Flat
- Purpose Built Block
- Electric Heating
- Entry Phone System
- Bright Living Room
- Council Tax Band C Borough of Broxbourne





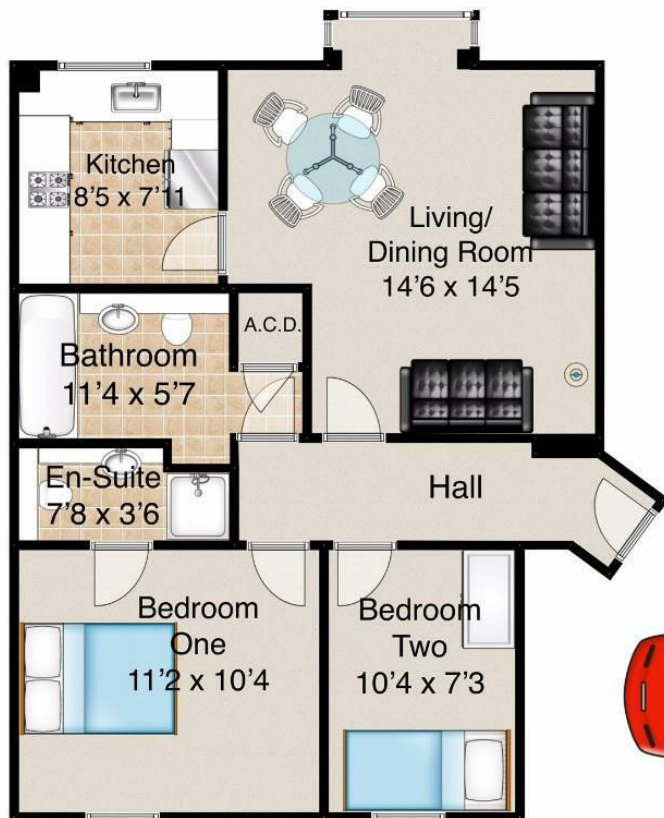
Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered 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.



Plomer Avenue
Hoddesdon

Parking Space

This floor plan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and will not be included in any contract. The floor plan is covered by the Copyright Act 1988 and can not be edited or reused without the cosent of Shepherds Estate Agents Ltd.

Rooms:

Communal
Entrance Door

Communal
Staircase

Entrance Door

Hallway

Living Room
14'6 x 14'5
(4.42m x 4.39m)

Kitchen
8'5 x 7'11 (2.57m
x 2.41m)

Bedroom One
11'2 x 10'4
(3.40m x 3.15m)

En-Suite Shower
Room
7'8 x 3'6 (2.34m x
1.07m)

Bedroom Two
10'4 x 7'3 (3.15m
x 2.21m)

Family Bathroom
11'4 x 5'7 (3.45m
x 1.70m)

Exterior

Parking

Deposit &
Permitted
Charges

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESODN

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk