



Beeston Drive | Cheshunt | EN8 0QS | £1,150 Per Month



Shepherds
Property Sales & Lettings

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Beeston Drive | Cheshunt | EN8 0QS

Council: Broxbourne Borough Tax Band: B Rental Deposit: £1,326

Close to Brookfield Farm & Major Road Links a one-bedroom first-floor flat on Beeston Drive This purpose-built residence boasts a well-designed layout that maximises space and comfort.

Upon entering, you will find a welcoming lounge with open plan kitchen area equipped with integrated appliances. The large, contemporary shower room is both stylish and functional.

The bedroom is generously sized and benefits from fitted wardrobes, ensuring ample storage space while maintaining a tidy appearance. The property is further enhanced by double glazing, which not only contributes to energy efficiency but also ensures a peaceful living environment. Gas central heating throughout the flat guarantees warmth and comfort during the colder months.

Residents will appreciate the convenience of communal parking, making it easy for both occupant and guests. The entry phone system adds an extra layer of security, providing peace of mind.

- One Bedroom Purpose Built Flat
- Gas Central Heating
- UPVC Double Glazing
- First Floor
- Large Modern Shower Room
- Close to Brookfield Farm Shopping Centre
- Kitchentte with fitted appliances
- Bedroom with Fitted Wardrobes
- Allocated Parking Space



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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.

Beeston Drive, Cheshunt



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Rooms:

Communal
Entrance for 4
Flats

Stairs to First
Floor

Entrance Door

Living/Dining/Kitchenette
12'7 x 12'4 ext
18'3 (3.84m x
3.76m ext 5.56m)

Shower Room
8' x 5'5 (2.44m x
1.65m)

Bedroom
15' x 7'9 (4.57m x
2.36m)

Parking

Deposit &
Permitted
Charges

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