



Shepherds
Property Sales & Lettings

Ware Road | Hoddesdon | EN11 9DU | £1,295 Per Month



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

LET BY SHEPHERDS. A delightful flat which offers a perfect blend of comfort and modern living. With two spacious double bedrooms, this property is ideal for couples, small families, or individuals seeking extra space. The flat features an inviting reception room, providing ample room for relaxation and entertaining guests.

The heart of the home is undoubtedly the beautiful kitchen, which boasts contemporary fittings and ample storage, making it a joy for any cooking enthusiast. The modern shower room adds a touch of luxury, ensuring convenience and style for daily routines.

Additionally, the property is equipped with an electric charging point, catering to the needs of eco-conscious residents and those with electric vehicles. Situated above business premises, this flat benefits from a vibrant local atmosphere, with shops and amenities just a stone's throw away.

This property presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a well-connected area. With its appealing features and prime location, this flat is not to be missed.

- Two Double Bedrooms
- Located Above Business Premises
- Beautiful Kitchen/Diner
- Walkable to Station
- Close to Major Road Links
- Walkable to Town Centre
- Modern Shower Room
- Electric Charging Point
- Available April 2026





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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.



Ware Road, Hoddesdon

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Rooms:

Private Entrance

C/D

Landing

Living Room
12' x 9'9 max
(3.66m x 2.97m max)

Kitchen/Diner
18'1 x 7'9 (5.51m x 2.36m)

Shower Room
8'2 x 5'6 (2.49m x 1.68m)

Bedroom One
14' x 10'3 (4.27m x 3.12m)

Bedroom Two
10'8 x 7'6 (3.25m x 2.29m)

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