



Harrington Court | Hertford Heath | SG13 7QT

£1,500 Per Month



Harrington Court is nestled in the charming village of Hertford Heath and presents a delightful opportunity to acquire a bright and spacious top floor apartment, perfect for modern living. The property is well-appointed, featuring a generous living room with dining area, which is bathed in natural light due to its dual aspect windows, which afford stunning views across the open fields and countryside, creating a serene backdrop.

The property has a fitted kitchen, complete with a separate larder cupboard, providing ample storage and functionality. There are two good-sized double bedrooms, gas central heating and double glazing. There is both front and rear residents parking for the property. The property also benefits from a good sized external en-block storage shed.

Harrington Court is in close proximity to local village amenities and is equal distance to Hoddesdon and Hertford towns. Access to main road links for the A10 and A414 are a short drive, providing a blend of peaceful village life with the accessibility of urban conveniences. This property combines comfortable living with a desirable village location.

Council Tax Band B, EPC rating: C



Shepherds
Property Sales & Lettings

CESHUNT

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

Harrington Court
Trinity Road
Hertford Heath



This floor plan is for guidance only and may not be accurate. Shepherds have added furnishings 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 reused or edited without the consent of Shepherds Estate Agents Ltd.



Entrance Door

Entrance Hall
15'5 x 3'

Living Room
15'11 x 10'5

Dining Area
8'8 x 8'0

Kitchen
8'7 x 8'4 + cds

Bedroom One
12'5 x 9'9 + wds

Bedroom Two
12'5 x 7'10

Bathroom
7'1 x 6'8

Exterior

Communal Parking Area (not Allocated)

Brick Shed

Deposit & Permitted Charges

- 2 Double Bedrooms
- Kitchen
- Modern Bathroom
- Gas Central Heating
- Available Now
- Communal Carpark
- Brick Shed
- Cul-De-Sac Location

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.

