



Shepherds

Property Sales & Lettings

High Street | Cheshunt | EN8 0AW | £1,950 Per Month

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High Street | Cheshunt | EN8 0AW

Council: Broxbourne Borough Council **Tax Band:** C **Rental Deposit:** £2,250

Nestled in the heart of Cheshunt, Waltham Cross, this exquisite apartment is a true gem within a stunning Grade II Listed building. The property has been thoughtfully refurbished to blend modern comforts with the charm of its period features, creating a delightful living space that is both stylish and inviting.

Entry is via a security gate into a private garden which leads to the ground floor entrance hall with stairs leading up to a first floor landing. Here you are welcomed into a spacious reception room that serves as the perfect setting for relaxation or entertaining guests. The apartment boasts four generously sized bedrooms, providing ample space for rest and privacy. The well-appointed bathroom is designed with contemporary fittings, ensuring a comfortable experience for residents.

One of the standout features of this property is the private garden, a rare find in a flat conversion. This outdoor space offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting gatherings with friends and family.

With its prime location on High Street, residents will benefit from easy access to local amenities, including shops, cafes, and transport links, making it a convenient choice for both commuting and leisure.

- Grade II Listed Home
 - Modern Kitchen & Bathroom
 - Central Location
- Four Bedrooms
 - Private Garden
 - Available Now
- Original Features
 - Security Gated Entrance
 - Council Tax C 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.

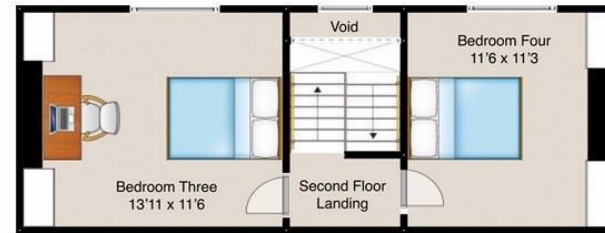
DEPOSIT & PERMITTED CHARGES INFORMATION

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.

High Street, Cheshunt, Hertfordshire



Shepherds
Property Sales & Lettings

www.shepherdsestates.co.uk



Rooms:

Entrance Hall
with Stairs to
Landing

First Floor
Landing

Lounge

Kitchen

Bathroom

Bedroom One

Bedroom Two

Stairs to Upper
Landing

Bedroom Three

Bedroom Four

Garden

Deposit &
Permitted
Charges

This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



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HODDESDON

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