



Shepherds
Property Sales & Lettings



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Plomer Avenue | Hoddesdon | EN11 9FS | £1,195 Per Month

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Plomer Avenue | Hoddesdon | EN11 9FS

Council: Borough of Broxbourne **Tax Band:** C **Rental Deposit:** £1,378

A two bedroom property located on a popular development on the North side of Hoddesdon. The apartment includes two bedrooms, two bath/shower room, lounge diner and kitchen. Other features include entry phone system, communal parking and a integrated kitchen. Available Late September 2026. Council Tax Band C Borough of Broxbourne. Photographs taken pre current tenancy.

- Two Bedrooms
- Two Bath / Shower Rooms
- Modern Kitchen
- Lounge Diner
- Entry phone System
- Communal Parking
- Ground Floor
- Available End September 2026
- Council Tax Band C Boro 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

This floor plan is for guidance only and may not be accurate. Shepherds have added the furniture as a visual guide only and the items shown will not be included within the sale of the property.



Rooms:

Communal
Entrance Hall

Front Door

Entrance Hall
14'11" > 3'8" x
10'0" > 3'7" (4.55
> 1.12 x 3.05 >
1.09)

Lounge Diner
14'4" > 8'6" x
14'8" > 11'3"
(4.37 > 2.59 x
4.47 > 3.43)

Kitchen
8'6" x 7'11" (2.59
x 2.41)

Bedroom 1
11'1" x 10'4"
(3.38 x 3.15)

En-Suite

Bedroom 2
10'5" x 7'6" (3.18
x 2.29)

Bathroom
11'4" x 5'7" (3.45
x 1.70)

Exterior

Parking

DEPOSIT AND
PERMITTED
CHARGES



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