



High Road | Broxbourne | EN10 7HY | £1,500 Per Month



# Shepherds

Property Sales & Lettings



# High Road | Broxbourne | EN10 7HY

**Council: Broxbourne Borough Council Tax Band: C Rental Deposit: £1,730**

Nestled on the bustling High Road in Broxbourne, this charming split-level maisonette offers a delightful blend of comfort and convenience. Spanning an impressive 663 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a spacious home office.

In addition to the newly fitted kitchen there is a functional utility room, providing additional space for laundry and storage.

Having undergone a programme of refurbishment the property benefits from refreshed decoration and wood effect flooring throughout. Externally there is a singular allocated parking space.

The maisonette's prime location on High Road ensures that you are never far from local amenities, including shops, cafes, and transport links, making daily life both easy and enjoyable. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. .

- 2 Bedrooms
- Split Level Apartment
- First Floor
- Parking Space
- New Kitchen + Appliances
- Utility Room + Appliances
- Shower Room
- Gas Central Heating
- Available NOW





**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)

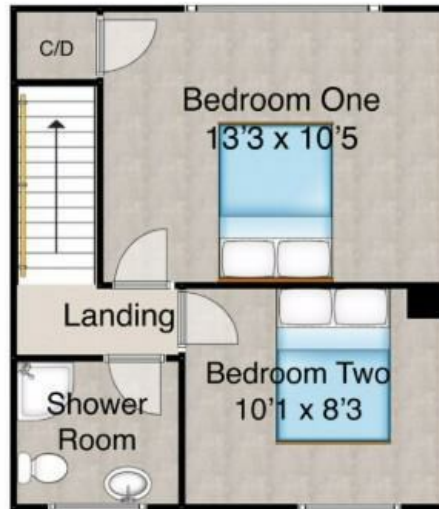
-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE \* terms apply regarding when charged

-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.



## The Precinct, High Road, Broxbourne



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.

### Rooms:

Entrance Door Deposit & Permitted Charges

Hallway  
8'4 x 2'10 (2.54m x 0.86m)

Living/ Dining Room  
16'7 x 10'5  
(5.05m x 3.18m)

Balcony  
16' x 4'7 (4.88m x 1.40m)

Kitchen  
8'4 x 7'10 (2.54m x 2.39m)

Utility Room  
6'2 x 5' (1.88m x 1.52m)

First Floor  
Landing

Bedroom One  
13'3 x 10'5  
(4.04m x 3.18m)

Shower Room

Bedroom Two  
10'1 x 8'3 (3.07m x 2.51m)

Exterior

Front Balcony  
17'3 x 16'4  
(5.26m x 4.98m)

Parking Bay



**Shepherds**  
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