



Shepherds
Property Sales & Lettings

Albury Grove Road | Cheshunt | EN8 8NS | £1,700 Per Month



Shepherds
Property Sales & Lettings



Albury Grove Road | Cheshunt | EN8 8NS

Council: Broxbourne Borough Council **Tax Band:** C **Rental Deposit:** £1,961

A delightful end-terrace house offers a perfect blend of character and modern living. Dating back to before 1900, the property boasts a unique historical charm while featuring fresh decoration throughout, making it an inviting space for potential residents.

The house comprises two well-proportioned bedrooms, ideal for a small family or professionals seeking a comfortable living arrangement. The reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. The conveniently located downstairs bathroom adds to the practicality of the home, ensuring ease of access for all.

Situated in a prime town centre location, this property offers the convenience of nearby amenities, including shops, restaurants, and public transport links, making it an excellent choice for those who appreciate urban living.

Available for immediate occupancy, this charming two-bedroom house is a wonderful opportunity for anyone looking to settle in a vibrant community.

- 2 bedroom End of Terrace
- Character Cottage
- Gas Central Heating
- Front and Rear Gardens
- Open Plan Living Room
- Kitchen
- Downstairs Bathroom
- Close to Shops & Transport Links
- Available Now





Shepherds
Property Sales & Lettings

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.

Rooms:

Entrance Door

Porch

Living Room

Kitchen

Lobby

Bathroom

First Floor
Accommodation

Bedroom One

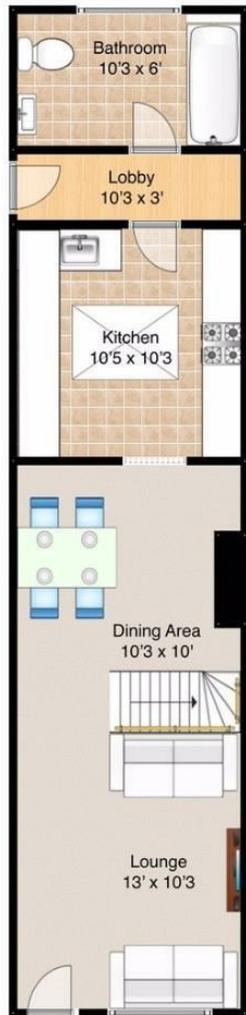
Bedroom Two

Outside

Front Garden

Rear Garden

Deposit &
Permitted
Charges



Albury Grove Road, Cheshunt, Hertfordshire



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.



Denotes Skylight

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



Shepherds
Property Sales & Lettings

CHESHUNT

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