



Shepherds  
Property Sales & Lettings

Hogges Close | Hoddesdon | EN11 8EY | £995 Per Month



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# Hogges Close | Hoddesdon | EN11 8EY

Council: Broxbourne Brough Tax Band: C Rental Deposit: £1,148

Let by Shepherds. Available December 2024. NO PARKING WITH PROPERTY Town centre, one bedroom maisonette, finished to very high standard. Conveniently located for all local amenities, shops and restaurants, whilst benefitting from being tucked away through a quiet coach arch. The property also boasts comfortable open plan living. Council Tax Band C Borough of Broxbourne.

- One Bed Maisonette
- Available December 2024
- Neutral Decoration
- Mews Style
- No Parking
- Town Centre Location
- Modern Kitchen & Bathroom
- Wood Effect Flooring
- Council Tax Band C Borough 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.

Hogges Close  
Off High Street  
Hoddesdon



This floor plan is for guidance only and may not be accurate  
Shepherds have added furnishings as a visual guide only.

### Rooms:

Entrance Door

Kitchen/  
Breakfast Area  
12'5" x 9'0" (3.78  
x 2.74)

Lounge Area  
11'5" x 9'9" (3.48  
x 2.97)

Bedroom  
12'1" x 9'7" (3.68  
x 2.92)

Bathroom

DEPOSIT &  
PERMITTED  
CHARGES

No Allocated  
Parking

naea | propertymark

PROTECTED

arla | propertymark

PROTECTED



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### 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

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