



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



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#### 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

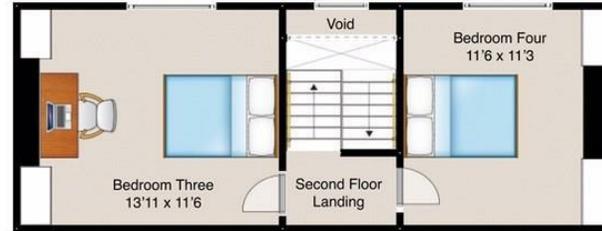
-Early Termination/ Early Surrender of Contract Price on application \*additional inventory cost could apply (to be advised)

-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



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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.

## 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

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The Property  
Ombudsman



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## CESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

[cheshunt@shepherdsestates.co.uk](mailto:cheshunt@shepherdsestates.co.uk)

## HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

[enquiries@shepherdsestates.co.uk](mailto:enquiries@shepherdsestates.co.uk)