



Colthurst Gardens | Hoddesdon | EN11 0GB

£1,295 Per Month

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Welcome to this charming ground floor flat located in the desirable area of Colthurst Gardens, Hoddesdon. Spanning an impressive 1,420 square feet, this property offers a spacious and comfortable living environment, perfect for individuals or small families seeking a modern home.

The flat features two well-proportioned bedrooms, providing ample space for relaxation and rest. The reception room is inviting and serves as an ideal space for entertaining guests or enjoying quiet evenings at home. The property has been freshly decorated, ensuring a bright and welcoming atmosphere throughout.

The property benefits from gas central heating, ensuring warmth during the colder months, and double glazing, which enhances energy efficiency and reduces noise from the outside.

For those with a vehicle, the flat includes parking for one car, adding to the convenience of living in this development..

Colthurst Gardens is situated in a peaceful neighbourhood, yet it is within easy reach of local amenities, parks, and transport links, making it an ideal location for both work and leisure. This flat presents a wonderful opportunity for anyone looking to settle in Hoddesdon. Do not miss the chance to view this delightful property. Council Tax Band C Borough of Broxbourne.



Shepherds
Property Sales & Lettings

CESHUNT

1 High Street, Ceshunt 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

Teale House, Hoddesdon



This floorplan is for guidance only and may not be accurate. Shepherds have added furniture as a visual aid only and items shown will not be included. Room measurements may be room maximums. The floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents.



Entrance Hall
15'1" x 3'11" max

Lounge Diner
15'9" x 9'11"

Kitchen
10'2" x 5'7"

Bedroom One
12'4" x 10'1" max

Bedroom Two
11'8" x 6'6"

Bathroom
6'5" x 5'7"

Storage Cupboard
5'7" x 2'9"

Outside

Parking

Deposit & Permitted Charges

- Ground Floor Flat
- Two Good Sized Bedrooms
- Wood Effect Flooring
- Close to BR Station
- Allocated Parking Space
- Fresh Decoration
- Double Glazing
- Appliance Kitchen
- Council Tax Band C Borough of Broxbourne

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.

