

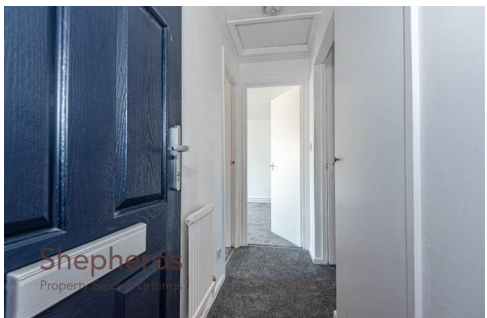


Shepherds  
Property Sales & Lettings

Rowan Drive | Broxbourne | EN10 6HL

£1,150

1 1 1 C



TO LET - a bright and spacious top floor 1 bed flat to rent.

This well proportioned property has been redecorated, has new carpets, wardrobes in the bedroom and a large storage cupboard. The kitchen has a range of wall and base units and comes with a washing machine, fridge, built-in oven and hob and gas central heating.

Not suitable for children. 1 bed, top floor flat, without a lift.

EPC rating - C

Affordability calculations for applicant £31,400 per annum.  
Affordability calculation for guarantor, if needed £40,000 per annum.



Shepherds  
Property Sales & Lettings

**CHESHUNT**  
1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

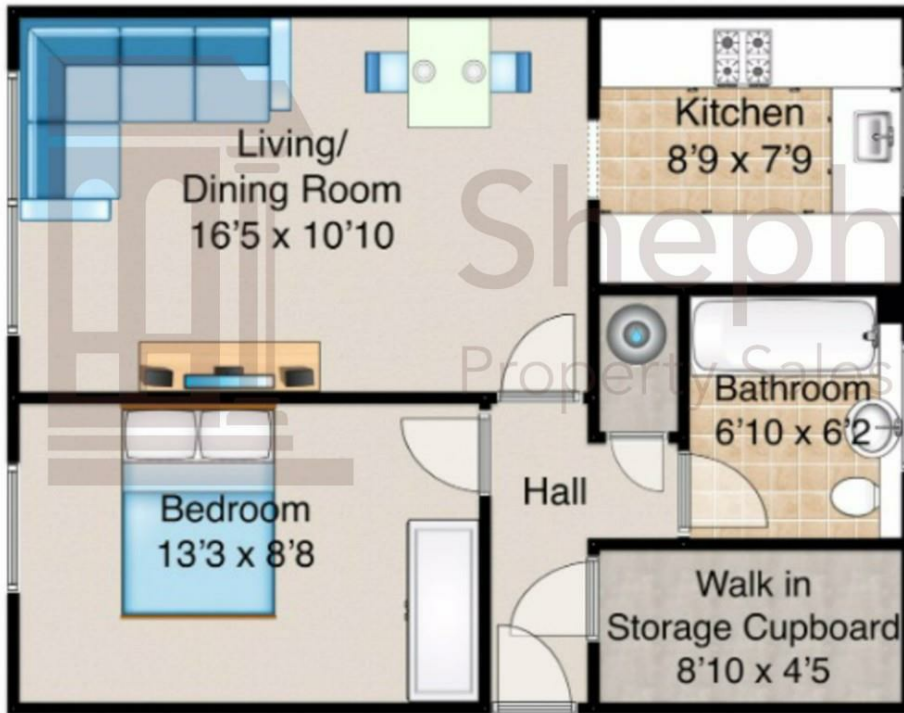
cheshunt@shepherdsestates.co.uk

**HODDESDON**  
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

# Rowan Drive, Turnford, 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 altered or reused without the consent of Shepherds Estate Agents Ltd.



- Communal Security Door      Bedroom  
13'3 x 8'8
- Stairs to Second Floor
- Entrance Door                Bathroom  
6'10 x 6'2
- Entrance Hall
- Walk in Storage Cupboard  
8'10 x 4'5
- Living/Dining Room  
16'5 x 10'10
- Kitchen  
8'9 x 7'9

- Chain Free Property
- Double Bedroom
- Kitchen with Appliances
- Gas Central Heating
- UPVC Double Glazing
- Top Floor Flat
- No Allocated Parking
- Bright Living Room
- Security Entrance Door

## 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.

