

Shepherds
Property Sales & Lettings

North Street I Nazeing I EN9 2NH I £2,800 Per Month

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North Street I Nazeing I EN9 2NH

Council: Epping Forest Tax Band: E Rental Deposit: £3,230

Welcome to this stunning property located on North Street, Nazeing. 2 reception rooms, 4 bedrooms, and 2 bathrooms, with ample space for comfortable living.

One of the standout features of this property is the modern and stylish interior that is ready for you to move in. The kitchen/diner stands out with Onyx Pearl polished porcelain tiles and Cimstone Brittanca Quartz works tops. The high-quality appliances add a touch of luxury to the kitchen,. You will also appreciate the state of the art underfloor heating system for the kitchen/diner,

On the first floor, you will find three double bedrooms and the family bathroom, featuring a Brooklyn Black shower bath and furniture, and an illuminated mirror with bluetooth, shaver point and demister. The second floor offers another double bedroom, with an en suite,

Externally, the property offers a great sized rear garden with a patio and planters. The garage is a great space for storage or a car. Council Tax Band E Epping Council.

Photographs taken pre current tenancy.

- Stunning 4 Bed Home
- Open Plan Kitchen/Diner
- State Of The Art Underfloor Heating System
- High Quality Appliances & Fittings
- Utility Room
- Garage
- Spacious Garden
- Sought-After Location
- Council Tax Band E Epping Council

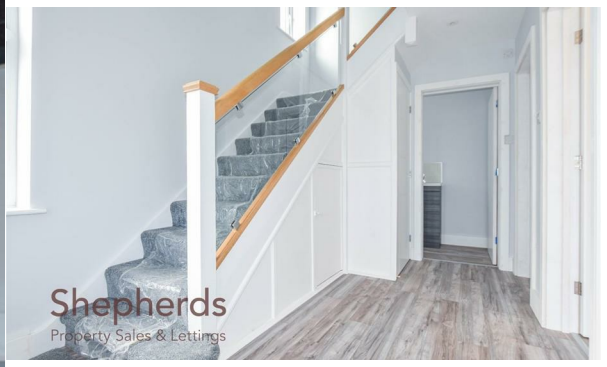
















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DEPOSIT & PERMITTED CHARGES INFORMATION

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)

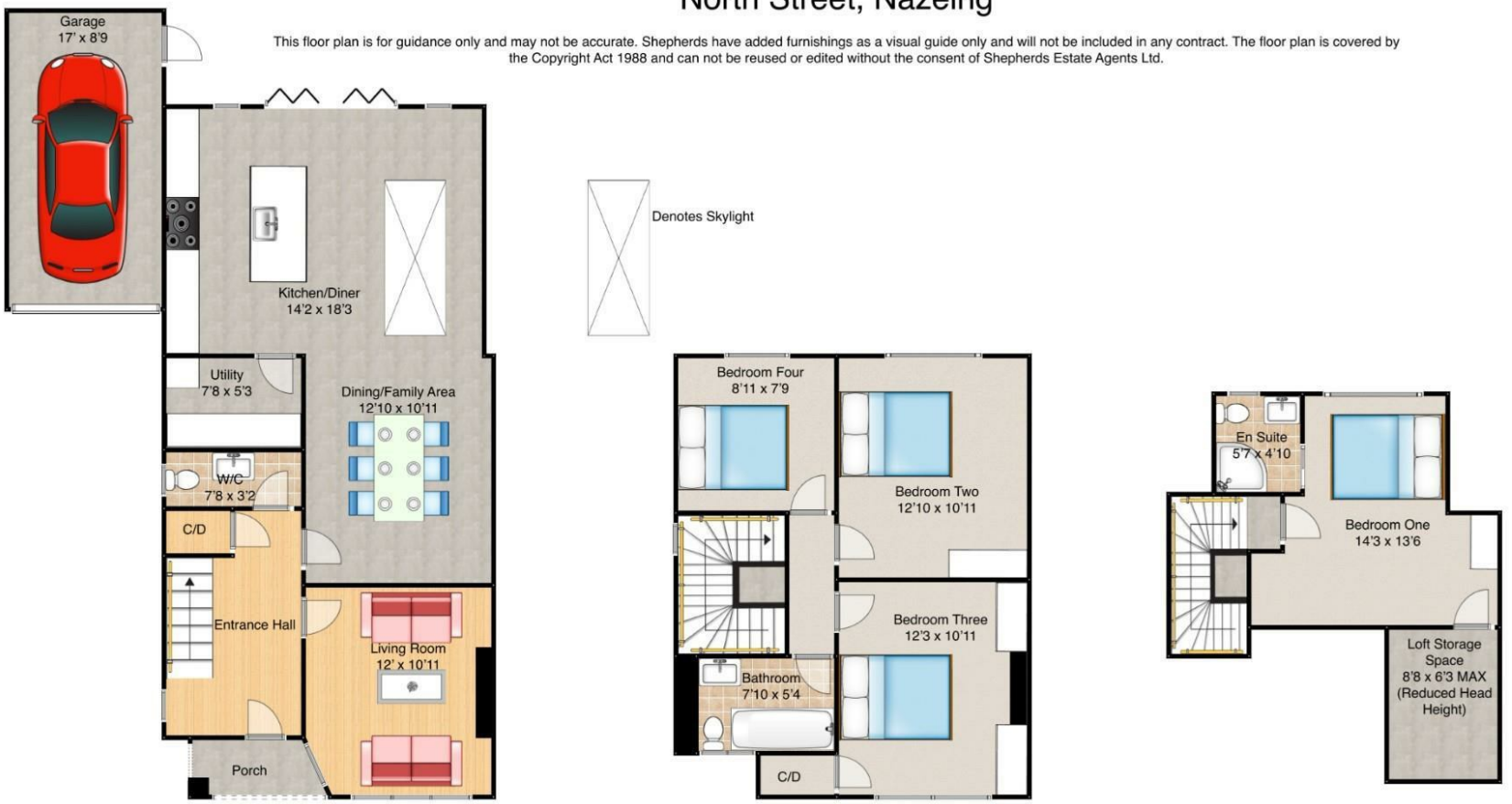
-Late Payment of Rent/Arrears Charged at 3% above Bank of England BASE RATE * terms apply regarding when charged

-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.

North Street, Nazeing

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 reused or edited without the consent of Shepherds Estate Agents Ltd.



Rooms:

Porch

Entrance Hall

Living Room
12' x 10'11
(3.66m x 3.33m)

Dining/Family Area
12'10 x 10'11
(3.91m x 3.33m)

Kitchen/Diner
14'2 x 18'3
(4.32m x 5.56m)

Utility
7'8 x 5'3 (2.34m x 1.60m)

W/C
7'8 x 3'2 (2.34m x 0.97m)

C/D

First Floor Landing

Bedroom Two
12'10 x 10'11
(3.91m x 3.33m)

Bedroom Three
12'3 x 10'11
(3.73m x 3.33m)

Bedroom Four
8'11 x 7'9 (2.72m x 2.36m)

Bathroom
7'10 x 5'4 (2.39m x 1.63m)

Second Floor

Bedroom One
14'3 x 13'6
(4.34m x 4.11m)

En Suite
5'7 x 4'10 (1.70m x 1.47m)

Loft Storage Space
8'8 x 6'3 max
(2.64m x 1.91m max)

Deposit & Permitted Charges

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The Property Ombudsman

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