



Lampits | Hoddesdon | EN11 8ED

£1,350 Per Month



Available Immediately. Two-bedroom flat located in the heart of Hoddesdon, specifically in the desirable area of Lampits. This purpose-built apartment, constructed in 1964, offers a comfortable living space of 646 square feet, making it an ideal choice for individuals or small families seeking a convenient lifestyle. Our property benefits from a well-proportioned reception room, two spacious bedrooms, and a well-appointed bathroom that meets all your essential needs.

Additionally, the property includes a garage en bloc, a valuable asset in a town centre setting. Council Tax Band C Borough of Broxbourne.



Shepherds
Property Sales & Lettings

CHESHUNT
1 High Street, Cheshunt EN8 0BY

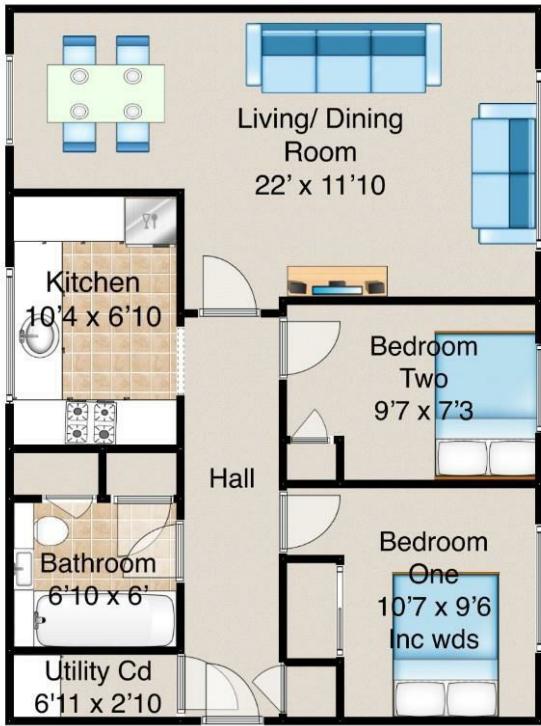
Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

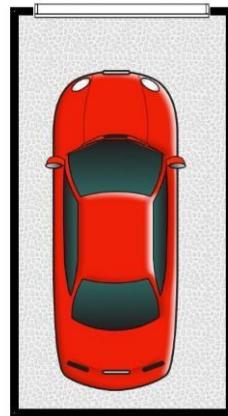
HODDESDON
37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



Garage En-Block



This floor plan is for guidance only and may not be accurate. Shepherds have added furniture as a visual guide only and these items will not be included in a contract. The floor plan is covered by the Copyright Act 1988 and can not be edited or reused without the consent of Shepherds Estate Agents Ltd.



Communal Entrance

Kitchen
10'4 x 6'10

Garage en bloc

- Two Bedroom First Floor Flat

Communal Hallway

Deposit & Permitted Charges

Open Plan Living/Dining Room

Front Door

Bedroom One
10'7 x 9'6

- Modern Bathroom

Hallway
16'1 x 3'10

Bedroom Two
9'0 x 7'3

- Fitted Wardrobes

Storage/utility cupboard
6'11 x 2'10

Bathroom
6'10 x 6

- Town Centre

Living/Dining Room
22' x 11'10

External
Communal Parking

- Electric Heating

- Garage

- Council Tax Band C Broxbourne

- Available Immediately

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.