



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.



Shepherd's
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

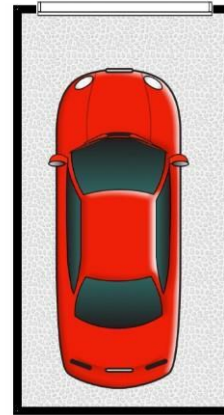
Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

Lampits Hoddesdon



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

Communal Hallway

Front Door

Hallway

16'1 x 3'10

Storage/utility cupboard

6'11 x 2'10

Living/Dining Room

22' x 11'10

Kitchen

10'4 x 6'10

Bedroom One

10'7 x 9'6

Bedroom Two

9'0 x 7'3

Bathroom

6'10 x 6

External

Communal Parking

Garage en bloc

Deposit & Permitted Charges

• Two Bedroom First Floor Flat

• Open Plan Living/Dining Room

• Modern Bathroom

• Fitted Wardrobes

• Town Centre

• 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.

