



The Loning | Enfield | EN3 5RG | £1,800 Per Month



Shepherds
Property Sales & Lettings

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The Loning | Enfield | EN3 5RG

Council: Enfield Borough Tax Band: C Rental Deposit: £2,076

3 Bedroom unfurnished end of terrace house. Located close to local high street, shops and amenities. The property has great transport links, with quick access to the A10 and M25. Fresh decoration and new carpets. Council Tax Band C Enfield Council. Sorry No Pets. PLEASE REGISTER FOR THE PROPERTY THROUGH THE WEBSITE

- End of Terrace House
- Three Bedrooms
- Modern Bathroom
- Kitchen Dining Room
- Front & Rear Garden
- Gas Central Heating
- Fresh Decoration
- New Carpets
- Council Tax Band C Enfield Council





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Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

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

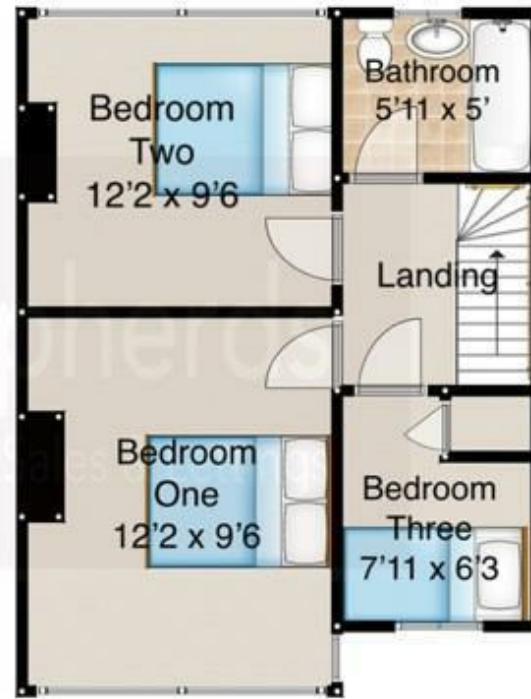
-Early Termination/ Early Surrender of Contract Price on application *additional inventory cost could apply (to be advised)

-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.

The Loning Enfield



Rooms:

Entrance Door

Hallway

Living Room
12'3 x 11'3
(3.73m x 3.43m)

Kitchen/ Dining
Room
15'8" x 10'5"
(4.78 x 3.18)

Landing

Bedroom One
10'8" x 32'10"
(3.25 x 10)

Bedroom Two
12'2" x 9'6" (3.71
x 2.90)

Bedroom Three
7'11" x 6'3" (2.41
x 1.91)

Family Bathroom
5'11" x 16'5"
(1.80 x 5)

Outside

Front Garden

Rear Garden

Deposit &
Permitted
Charges

This Floor plan is for guidance only and may not be accurate (the Measurements were supplied by a third party company)
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