



Shepherds  
Property Sales & Lettings

Huron Road | Broxbourne | EN10 6FT

£1,375 Per Month

2 1 n/a C



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LET BY SHEPHERDS. A 2-bed apartment for LET, close to Brookfield Farm shopping centre, with access to the A10 and major link roads and bus services. This 2 double bed flat, located on the second floor offers bright and well proportioned living accommodation. The kitchen has the following appliances: Cooker & hob, washing machine. Available NOW. Council tax band C. EPC rating a high C.



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**CHESHUNT**

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351  
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

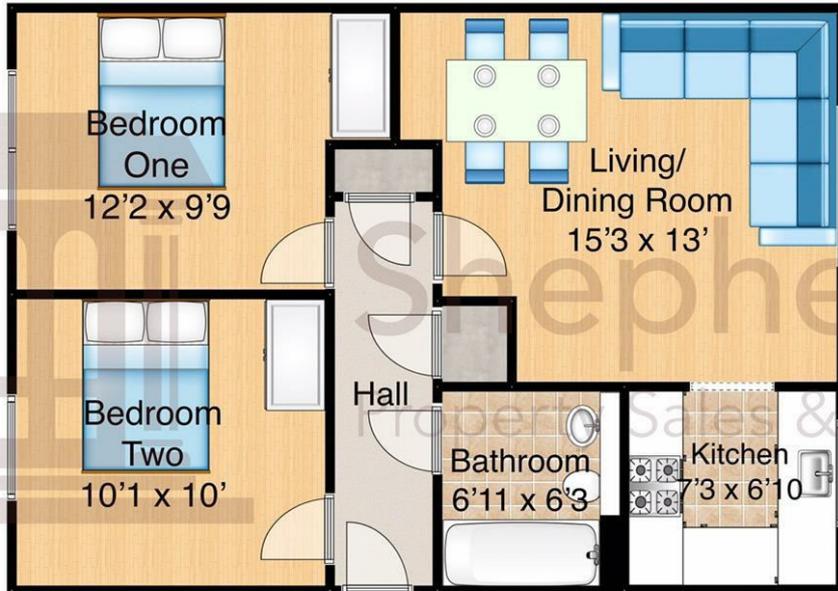
**HODDESDON**

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044  
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk

# Huron Road, 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. This floor plan is covered by the Copyright Act 1988 and can not be reused or edited without the consent of Shepherds Estate Agents Ltd.



Communal Entrance Door

Entrance Door

Hallway  
13'6 x 3'5

Living/ Dining Room  
15'3 x 13'

Kitchen  
7'3 x 6'10

Bedroom One  
12'2 x 9'9

Bedroom Two  
10'1 x 10'

Family Bathroom  
6'11 x 6'3

Exterior

Parking Space

Deposit & Permitted Charges

- 2nd Floor Flat
- 2 Double Bedrooms
- Gas Central Heating to Radiators
- Parking Space
- Bathroom
- UPVC Double Glazed Windows
- Available NOW
- View Over the New River
- Council Tax Band C

## 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.

