



TO LET

Verney Close, Tring
£1,295 pcm + security deposit

Newly decorated two bedroom maisonette

- 2 double bedrooms
- Close to town centre & station
- Unfurnished
- Parking & single garage
- Bath and shower
- Gas Central Heating
- Spacious living room
- Double glazing
- Shared use of garden
- Recently redecorated



**£1,295 pcm +
security deposit**

**Verney Close,
Tring,
Herts
HP23 5LB**

This recently redecorated two-bedroom first floor maisonette offers comfortable living space in a convenient location, ideal for a couple or single professional person. The accommodation includes two double bedrooms, a bright living and spacious living room, fitted kitchen and modern bathroom with bath and shower over. The property benefits from double glazing, parking, and use of a shared garden. Situated just a short drive from Tring town centre and the train station, it provides excellent access to local amenities and transport links. Energy efficiency rating grade D and Council Tax Band C (Dacorum Borough Council). Single garage in separate block. AVAILABLE IMMEDIATELY ON AN UNFURNISHED BASIS. MANAGED BY AN EXPERIENCED PROPERTYMARK MEMBER AGENT WITH FULL CLIENT MONEY PROTECTION.

IMPORTANT

The holding deposit is equivalent to one week of the final agreed rent. The security deposit is equivalent to five weeks of the final agreed rent. Tenants pay all utility bills and council tax. Tenants arrange their own broadband and must make the necessary enquiries as to the speed and quality of broadband and the strength of the mobile phone signal where this property is situated. A broadband and mobile signal coverage checker can be found on the website of Ofcom.

>> Key Features

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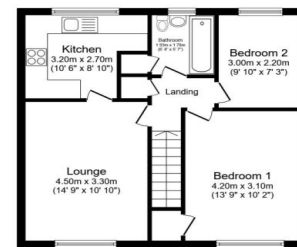
£1,295 pcm +
security deposit

Our client money protection insurance is provided by Propertymark. We are members of the Property Redress Scheme.





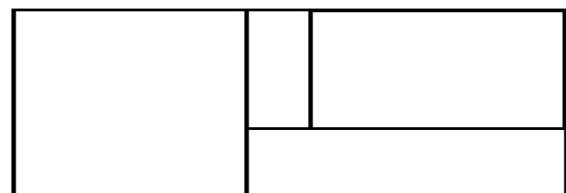
Studio



Floor Plan
Floor area 54.0 sq.m. (581 sq.ft.)

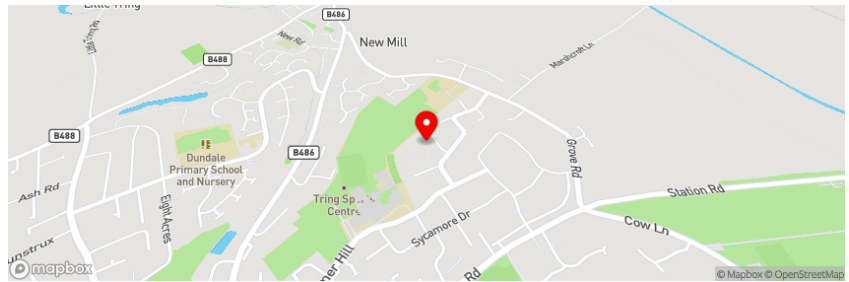
Total floor area: 54.0 sq.m. (581 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Properfly.co.uk



Waiting for Floorplan

Directions



Certificate Number : 8846-7223-4560-6653-7922

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		71
55-68	D	65	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8846-7223-4560-6653-7922>

Our Fees

Holding Deposit (per tenancy)

One week's rent. This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Paul Kingham Lettings cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.