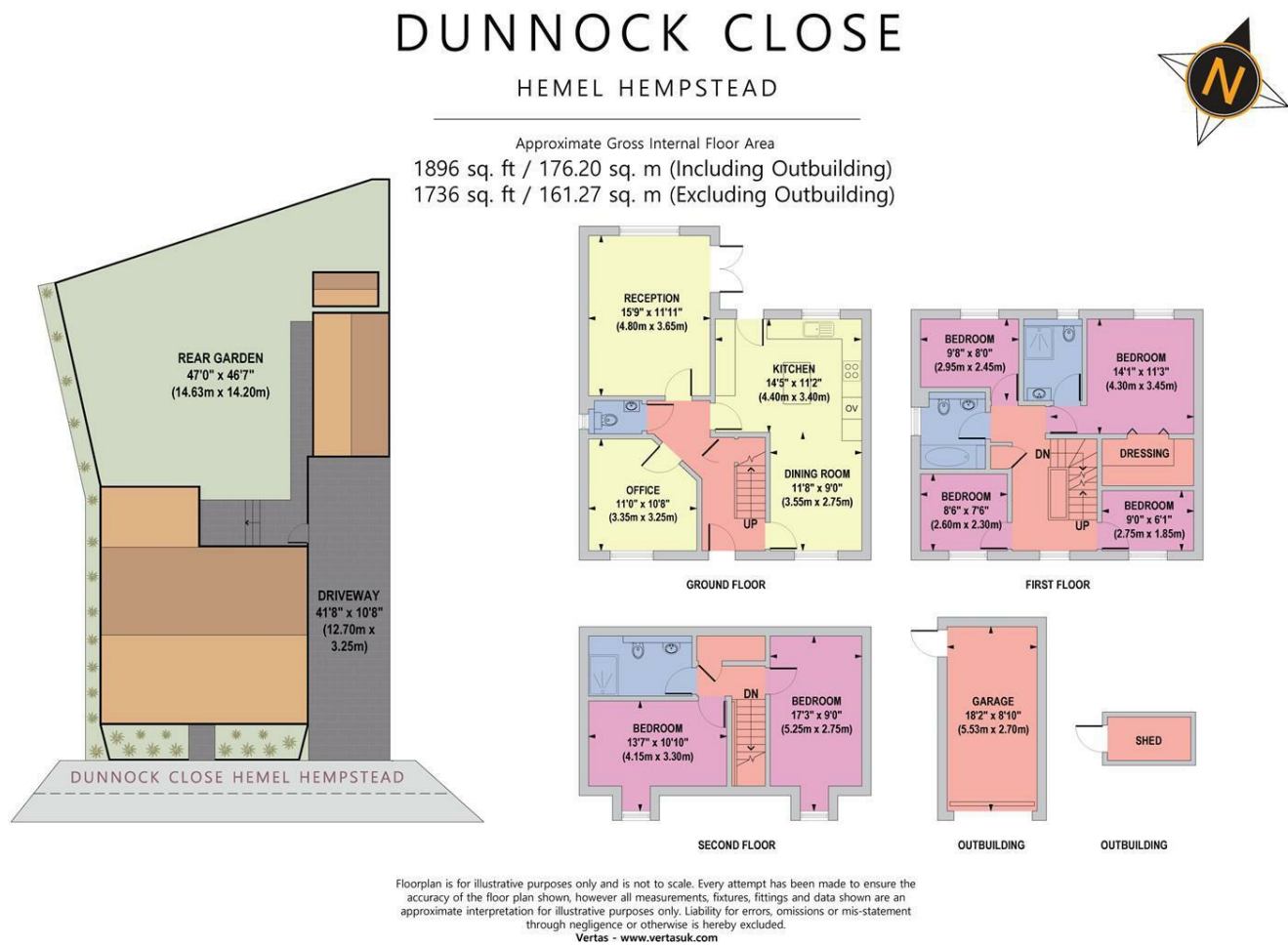
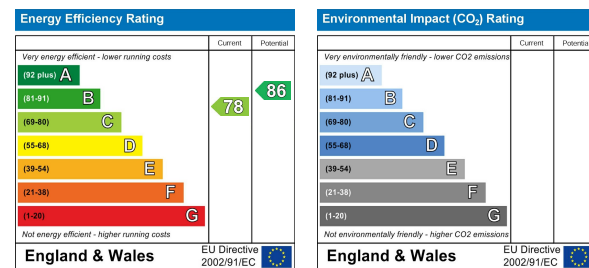


Floor plan



Viewing

Please contact our Sterling Berkhamsted Office
on 01442 87 99 96 if you wish to arrange a viewing
appointment for this property or require further information.



Tring
tring@sterlinghomes.co.uk
01442 828 222

Property Management
 lettings@sterlinghomes.co.uk
 01442 822 210

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996



Hemel Hempstead

£2,750 Per Calendar Month



Hemel Hempstead

£2,750 Per Calendar Month



Sterling Lettings are pleased to offer for let this stunning six bedroom detached family home with garage & driveway parking set in an enviable cul de sac position on the ever popular Aspen Park development and situated within easy reach of Apsley Station which services London via Euston Station. Internally the accommodation is set over three floors and comprises entrance hallway, fabulous open plan kitchen/dining/family room with appliances, separate reception room with doors opening to the rear garden, dedicated home office, guest cloakroom, six well appointed bedrooms and three bathrooms. In addition to gas central heating and the fully enclosed rear garden this delightful property also benefits from garage & driveway parking. Offered Unfurnished & Available Now!

Distance to Stations

Apsley Train Station (0.9 Miles)
Hemel Hempstead Station (1.6 Miles)
Kings Langley Station (3.3 Miles)
Berkhamsted Station (5.3 Miles)

Distance to Schools

Two Waters Primary School (0.3 Miles)
Nash Mills C of E Primary School (1.4 Miles)
Tudor Primary School (1.5 Miles)
The Hemel Hempstead School (1.6 Miles)
Belswains Primary School (1.6 Miles)
Abbot's Hill School (1.7 Miles)

Monies Payable

There are no administration fees for the

preparation of tenancy, the following costs are however applicable:

Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

Security Deposits - limited to 5 weeks rent as a maximum amount for tenancies where the annual rent is below £50,000, deposits for tenancies where the annual rent is £50,000 or more are limited to the equivalent of 6 weeks rent.

Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement. Repayment of interest due will take priority over any rent payments due to avoid outstanding amounts "rolling up"

Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

Breach Of Tenancy - £60 Inc VAT - This charge will be levied if we have to write to you about any breach of tenancy, examples of this include unauthorised pets at the

property, smoking inside the address, failing to maintain liability insurance or rent not being received by the due date.

Council)

Pets Considered - Yes

Early Vacate - Costs vary by property and specific circumstance - This charge will be levied if you seek to vacate before the end of any agreed fixed term tenancy at the property and WILL BE PART OF any agreement on vacating terms.

Agency Reference for new tenancy - £30 Inc Vat Per Tenant - This must be paid every time a request is received in order for us to provide any requested information relating to a current/previous tenancy with us to any new landlord/agent.

Material Information

Rent - £2,750.00 per calendar month

(£634.61 per calendar week)

Deposit - £3,173.07

Tenancy Term - 12 Months

Council Tax Band - G (Dacorum Borough

