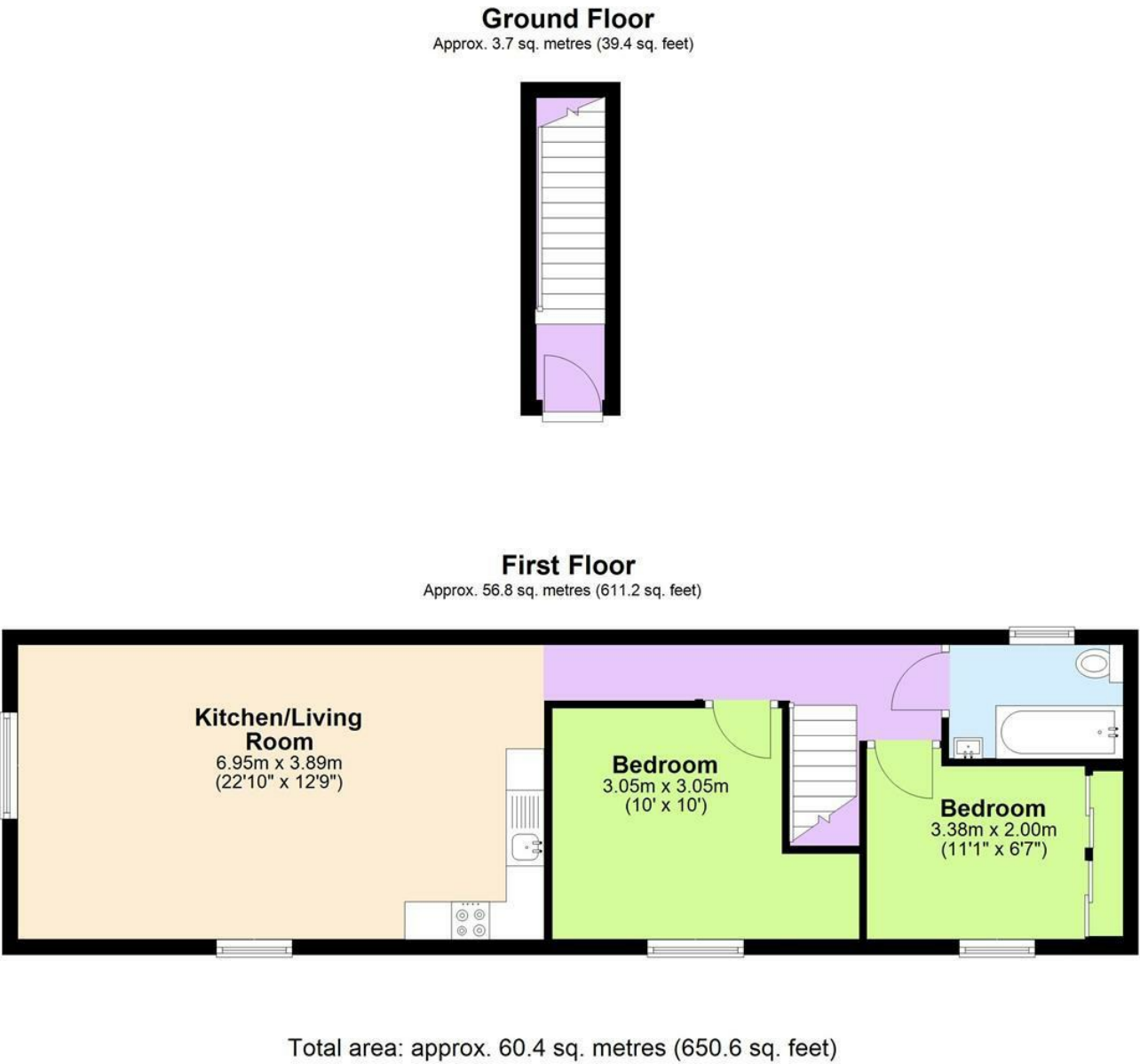


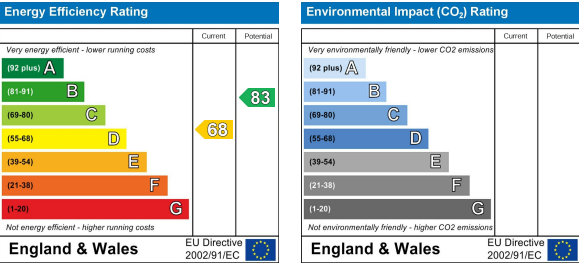
Floor plan



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.

Energy performance graph



Berkhamsted

£1,400 Per Calendar Month



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

Berkhamsted

£1,400 Per Calendar Month



**** RENT PRIOR TO START OF NOVEMBER 2025 AND RECEIVE £75 CASHBACK UPON CHECK IN ****
Sterling Lettings are pleased to offer for let this well presented two bedroom first floor maisonette with allocated parking situated within easy reach of the High Street & Train Station. Internally the accommodation comprises entrance hall with stairs leading to the first floor, spacious open plan reception/modern kitchen with appliances, two well appointed bedrooms with storage and bathroom with shower. In addition to gas central heating this delightful property also benefits from double glazing throughout. Offered Unfurnished & Available Now!

The Location
Set in the Chiltern Hills, an Area of Outstanding Natural Beauty, Berkhamsted is a traditional English town with much of its heritage and charm well preserved; with a medieval castle and Gothic town hall remaining prominent features of the community.

The High Street runs parallel with Grand Union Canal and offers shops, restaurants and cafés side-by-side with beautiful river walks, picnic spots and canal-side pubs and bistros. You'll find a variety of shops in the town centre ranging from quaint stores and boutiques to high street brands all catering for your everyday needs and shopping spree desires. A traditional market is set-up along the high street every Wednesday and Saturday selling fruits, vegetables and artisan foods fresh from local farmers and producers.

Berkhamsted Town
Berkhamsted is a haven for nature lovers, with its idyllic surroundings and close proximity to the Chiltern Hills, an Area of Outstanding Natural Beauty. Explore the stunning countryside on foot

or by bike, and revel in the tranquillity of the rolling hills and ancient woodlands. In addition to its natural beauty, Berkhamsted offers a vibrant and thriving community. Experience the warmth and friendliness of the locals as you browse the eclectic range of independent shops, boutiques, and bustling markets on Wednesday and Saturday. Delight in the array of charming cafes, restaurants, and traditional pubs, where you can savour delicious cuisine and enjoy convivial gatherings.

Distance to Stations
Berkhamsted Station (0.4 Miles)
Hemel Hempstead Station (3.4 Miles)
Tring Station (4.5 Miles)
Chesham Station (4.9 Miles)
Wendover Station (11.7 Miles)

Distance to Schools
Berkhamsted Boys Schools (0.1 Miles)
Swing Gate School (0.3 Miles)
Berkhamsted Girls School (0.5 Miles)
Ashlyns School (0.7 Miles)
The Thomas Coram C of E School (0.7 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.

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 previous tenancy with us to any new landlord/agent.

Material Information
Rent - £1,400.00 per calendar month (£323.07 per calendar week)
Deposit - £1,615.38
Tenancy Term - 12 Months
Council Tax Band - B (Dacorum Borough Council)
Pets Considered - No

