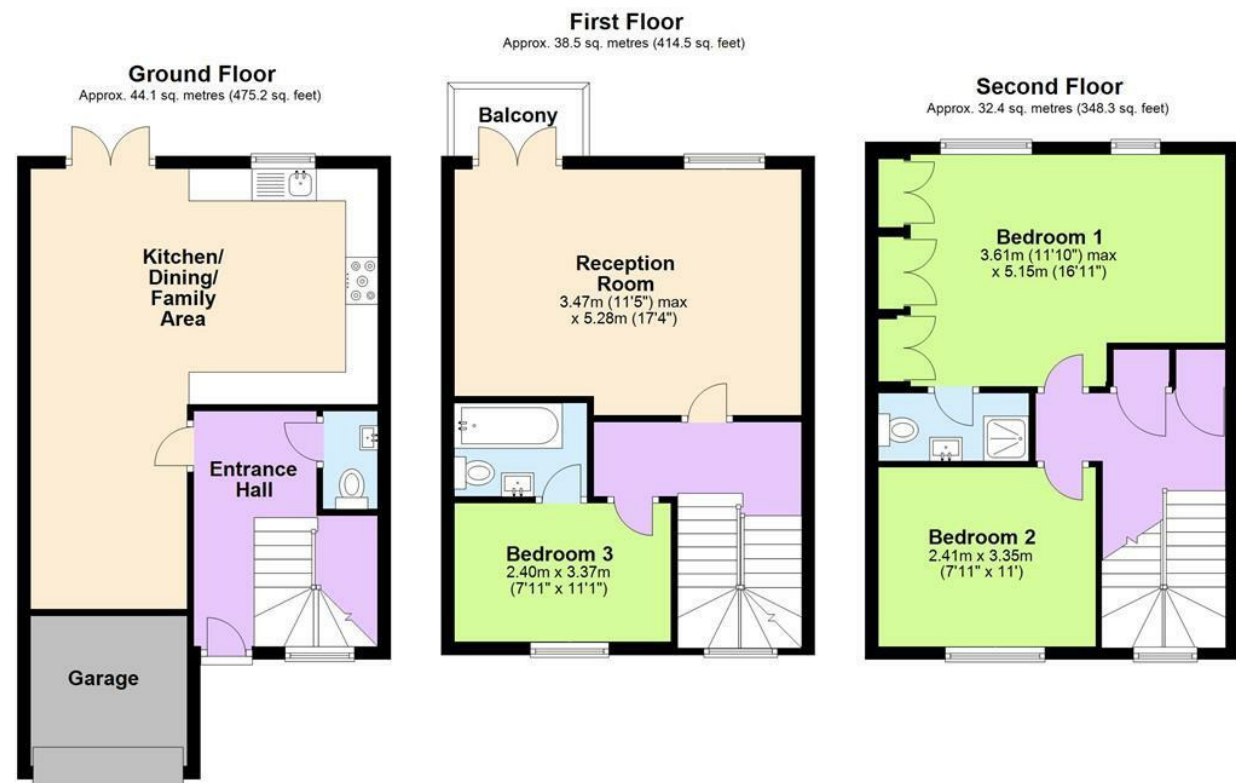


Floor plan

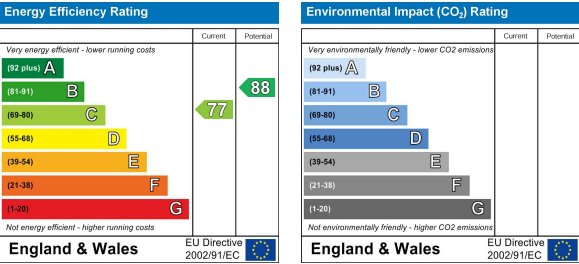


Total area: approx. 115.0 sq. metres (1237.9 sq. feet)

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

£2,500 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

www.sterlinghomes.co.uk

Berkhamsted

£2,500 Per Calendar Month



Sterling Lettings are pleased to offer for let this fabulous three bedroom family home with garage and driveway parking set in a stunning canal side position and situated within easy reach of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, open plan kitchen/dining/family room with doors leading to the rear garden with a gate opening directly to the canal towpath, guest cloakroom, en suite bathroom with shower, three well appointed bedrooms, the master benefitting from en suite shower room and a spacious reception room with doors opening to a balcony with great views of the canal. In addition to driveway parking this delightful property also benefits from a garage and gas central heating. Offered Unfurnished & Available Now! Pets Considered!

Distance to Stations
 Berkhamsted Station (0.6 Miles)
 Tring Station (3.9 Miles)
 Hemel Hempstead Station (5.4 Miles)
 Chesham Underground Station (5.4 Miles)

Distance to Schools
 Westfield Primary & Nursery School (0.6 Miles)
 Bridgewater Primary School (0.8 Miles)
 Berkhamsted Boys School (0.8 Miles)
 Berkhamsted Girls School (0.9 Miles)
 Greenway Primary & Nursery School (0.9 Miles)

Egerton Rothesay School (1.0 Miles)
 St Mary's C of E Primary School (1.0 Miles)
 Ashlyns School (1.3 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 - £2,500.00 per calendar month (£576.92 per calendar week)
 Deposit - £2,884.61
 Tenancy Term - 12 Months
 Council Tax Band - E (Dacorum Borough Council)
 Pets Considered - Yes

