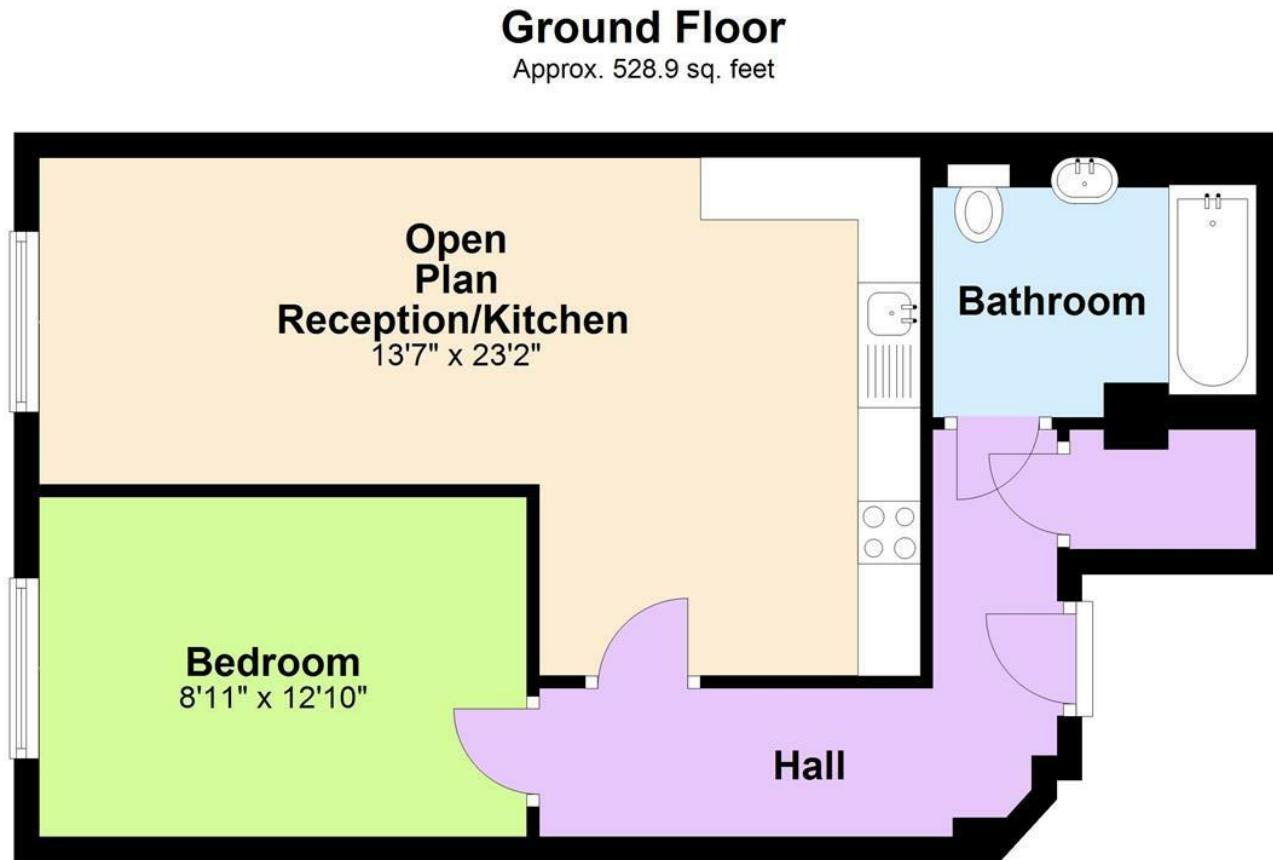


## Floor plan

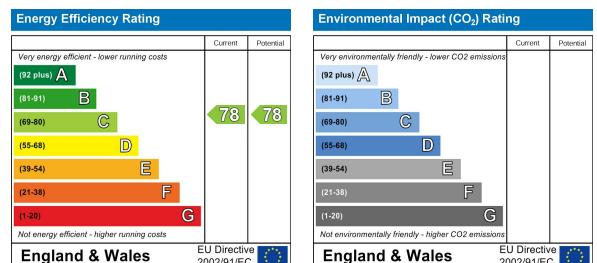


Total area: approx. 528.9 sq. feet

## 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



**sterling** S  
estate agents



## Berkhamsted

**£1,350 Per Calendar Month**



# Berkhamsted

**£1,350 Per Calendar Month**



Sterling Lettings are pleased to offer for let this well presented one bedroom apartment with allocated parking set over the ground floor of a stunning development situated within walking distance of Berkhamsted station which services London via Euston station. Internally the accommodation comprises entrance hallway, spacious open plan reception/contemporary kitchen with appliances, one double bedroom and luxurious bathroom with shower. This delightful property is offered unfurnished and benefits from underfloor heating and video entryphone. Offered Unfurnished & Available February 2026!

#### Distance to Stations

Berkhamsted Station (0.5 Miles)  
Hemel Hempstead Station (3.8 Miles)  
Tring Station (4.1 Miles)

#### Distance to Airports

London Luton Airport (16.4 Miles)  
London Heathrow Airport (27.5 Miles)  
London Stansted Airport (49.6 Miles)  
London Gatwick Airport (68.3 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 - £1,350.00 per calendar month (£311.53 per calendar week)

Deposit - £1,557.69

Tenancy Term - 12 Months

Council Tax Band - C (Dacorum Borough Council)

Pets Considered - No

