

London Road, Apsley, Hertfordshire, HP3 9SD



## Monthly Rental Of £1,450 Un-Furnished – Available End of July 2 Bedroom First & Second Floor Apartment

A newly renovated TWO BEDROOM FIRST & SECOND FLOOR APARTMENT, which originally was an office, occupying a convenient location on a busy shopping parade.

- LIVING/DINING ROOM
- TWO BEDROOMS
- NEWLY FITTED KITCHEN WITH INTEGRATED APPLIANCES
- NEWLY INSTALLED BATHROOM
- CLOSE TO APSLEY STATION

## London Road, Apsley, Hertfordshire, HP3 9SD

There are stairs up to the entrance hallway which provides access to all rooms. There is a spacious open plan kitchen/living/dining room with newly fitted cabinets and integrated appliances to include full height fridge/freezer, dishwasher, washing machine, oven and electric hob. Bedroom two is also on the first floor as well as the bathroom which has a bath with shower over, sink, heated towel rail and W.C. There are stairs to bedroom one, which is on the second floor.

Located within walking distance of a wide range of local amenities and approximately half a mile from Apsley Station, which provides easy access to London Euston.

- Local Authority: Dacorum Council
- Council Tax: Band TBC Approx. £TBC (2024-2025)
- Approx. Floor Area: 872 Sq ft / 81.0 Sqm
- Nearest Station: 0.6 miles Apsley Station – Overground/Main Line
- Length of Tenancy: Minimum 12 months tenancy

1ST FLOOR  
632 sq.ft. (58.7 sq.m.) approx.

2ND FLOOR  
202 sq.ft. (18.7 sq.m.) approx.



TOTAL FLOOR AREA : 872sq.ft. (81.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	61 D	61 D
39-54	E		
21-38	F		
1-20	G		

London Road, Apsley, Hertfordshire, HP3 9SD



## **TREND & THOMAS – PERMITTED PAYMENTS**

Below is a list of permitted payments for Tenants:

### **Initial Payment Prior to Referencing (payable to Trend & Thomas 'The Agent'):**

- Holding Deposit - 1 week's rent

*N.B. Holding Deposits are non-refundable should an application be unsuccessful due to incorrect information being provided by the Tenant or withdrawn through no fault of the Landlord*

### **Second Payment Prior to Move in (payable to The Agent):**

- The remainder of your first month's rent

If LMG Estates Ltd t/a Trend & Thomas is in receipt of the Holding Deposit, you need to pay the remainder of the first month's rent, as rent is payable in advance. If a Holding Deposit is returned at the request of the Tenant, the full first month's rent will need to be paid at this point

- Five Weeks Security Deposit – This is held until the end of your tenancy and protected with the TDS

### **During the tenancy (payable to the Agent):**

- Payment of up to £50.00 including VAT if you want a variation to the tenancy agreement
- Payment of interest for the late payment of rent at the rate of 3% over base rate
- Payment of any loss suffered by the Landlord plus £50.00 including VAT to cover agents' reasonable costs associated with your early termination of the tenancy

### **During the tenancy (payable to the provider) if permitted and applicable:**

- Utilities – Gas, electricity, water
- Communications – Telephone and broadband
- Installation of Cable/Satellite
- Subscription to cable/satellite supplier
- Television licence
- Council Tax

### **Other permitted Payments**

- Payment Per key/security device in the event that any property keys are lost by the Tenant and need replacement – Amounts dependent on individual key/security device required and will be confirmed inclusive of VAT on a case-by-case basis

### **Tenant Protection**

LMG Estates Limited t/a Trend & Thomas is a member of safeagent (previously the National Approved Lettings Scheme), which is a client money protection scheme, and a member of the TPO (The Property Ombudsman), which is a redress scheme. You can find out more details on the agent's website or by contacting them directly.

Please note that lettings agents are required by law to publish on their website's information for potential tenants about relevant fees, redress schemes and client money protection schemes (including the names of those schemes). Relevant fees must also be published on third party websites, such as Rightmove, Zoopla, etc. For properties to rent in England, details of the agent's membership of any redress scheme and client money protection scheme must also be published with their fees on Rightmove Zoopla, etc. It is the agent's responsibility to ensure that all relevant information is provided to Rightmove Zoopla, etc. and is up to date and accurate. If the relevant information does not appear here, the agent may have included it within the property description.

