

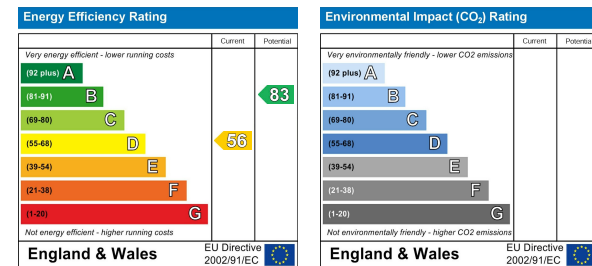
# Floor plan



## Viewing

Please contact our Sterling Tring Office on 01442 82 82 22 if you wish to arrange a viewing appointment for this property or require further information.

## Energy performance graph



## Hastoe, Tring

£3,500 Per Calendar Month



**Tring**  
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**Property Management**  
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# Hastoe, Tring

## £3,500 Per Calendar Month



Sterling Lettings are delighted to offer for let this stunning family home which is located just 1 mile from central Tring yet benefitting from a peaceful semi rural setting. With 7 bedrooms set over the first and second floor this property certainly provides a great deal of flexibility! This fabulous family home is set within a small gated community and benefits from views over neighbouring countryside & stables. Offered Unfurnished & Available Now! Pets Considered!

**Distance to Stations**  
 Tring Station (3.2 Miles)  
 Wendover Station (6.2 Miles)  
 Cheddington Station (7.2 Miles)  
 Stoke Mandeville Station (7.6 Miles)  
 Berkhamsted Station (8.1 Miles)

**Distance to Schools**  
 Bishop Wood C of E Junior School (1.5 Miles)  
 Tring Park School for the Performing Arts (1.6 Miles)  
 Goldfield Infants & Nursery School (1.6 Miles)  
 Tring School (1.8 Miles)  
 Dundale Primary School & Nursery (1.9 Miles)  
 Grove Road Primary School (2.6 Miles)  
 Wigginton Pre-School (3.6 Miles)  
 St Bartholomew's C Of E School (3.8 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 current/previous tenancy with us to any new landlord/agent.

**Material Information**  
 Rent - £3,500.00 per calendar month (£807.69 per calendar week)  
 Deposit - £4,038.46  
 Tenancy Term - 12 Months  
 Council Tax Band - G (Dacorum Borough Council)  
 Pets Considered - Yes

