

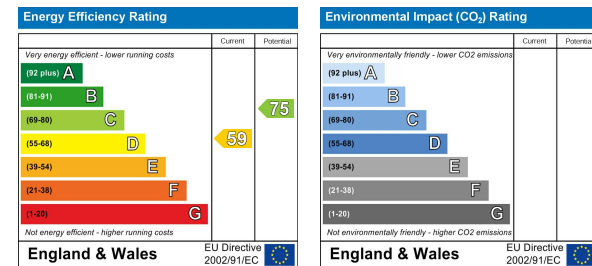
# Floor plan



## 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



## Tring

£4,000 Per Calendar Month



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# Tring

**£4,000 Per Calendar Month**



**\*\*\*HILL TOP LOCATION\*\*\* STUNNING VIEWS \*\*\*DETACHED ANNEXE \*\*\* WONDERFUL GROUNDS & GARDENS\*\*\***  
Sterling Lettings are delighted to offer for let this well presented detached family home set in wonderful grounds and gardens located in the picturesque village of Aldbury on the edge of the National Trust owned Ashridge Estate. In brief the accommodation comprises entrance hall with stairs rising to the first floor galleried landing, spacious reception room opening to a family room which is triple aspect with panoramic views over the rear garden, dining hall with French doors opening to the extensive rear patio. Additionally there is a good size 'eat in' kitchen which has two sets of double doors opening to the rear and is further complimented by a separate utility room.  
Rising to the first floor the landing area has doors opening to the principal four bedrooms all of which are excellent proportions. The master bedroom boasts a vaulted ceiling and doors opening to the Juliet balcony to admire some of the finest views in the county and an en suite shower room. A family bathroom serves the remaining bedrooms.  
Externally there is a private driveway providing parking for several cars, detached garage which also comprises a separate entrance to the annex which opens to a ground floor bedroom with en suite shower room. The first floor of the annex has an open plan living/dining/kitchen space with triple aspect windows. Offered Unfurnished & Available Now! Pets Considered!

**Distance to Stations**  
Tring Station (0.9 Miles)  
Berkhamsted Station (3.0 Miles)  
Cheddington Station (4.8 Miles)

**Distance to Schools**  
Aldbury Church of England Primary School (0.1 Miles)  
Little Gaddesden Church of England Voluntary Aided Primary School (1.9 Miles)  
St Mary's CofE Primary School, Northchurch (2.1 Miles)  
Tring School (2.3 Miles)  
Cedars Upper School (8.1 Miles)  
Missenden Abbey Adult Education College (8.1 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 - £4,000.00 per calendar month (£923.07 per calendar week)  
Deposit - £4,615.38  
Tenancy Term - 12 Months  
Council Tax Band - G (Dacorum Borough Council)  
Pets Considered - Yes

