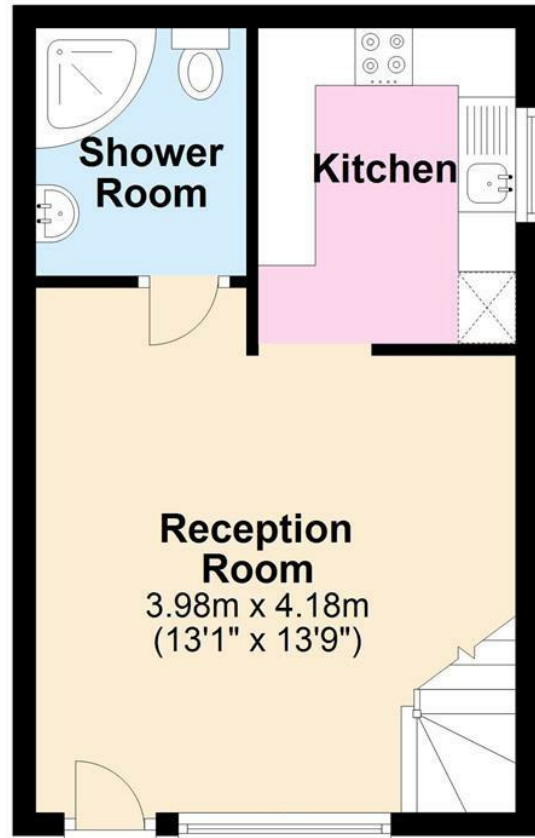


Floor plan

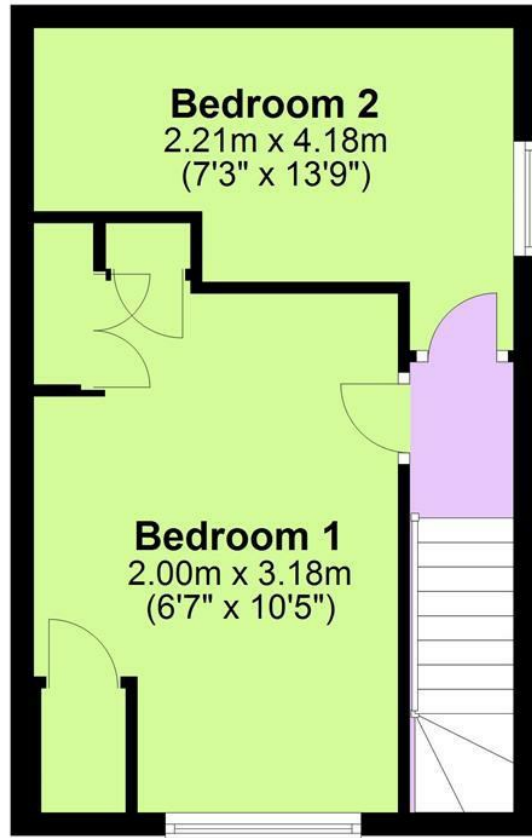
**Ground Floor**

Approx. 28.6 sq. metres (307.6 sq. feet)



**First Floor**

Approx. 27.1 sq. metres (291.4 sq. feet)



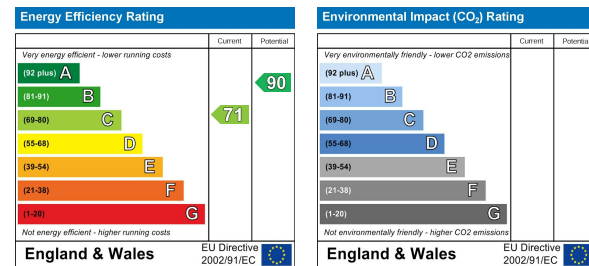
Total area: approx. 55.7 sq. metres (599.0 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

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



£1,200 Per Calendar Month



**Tring**  
 tring@sterlinghomes.co.uk  
 01442 828 222  
 www.sterlinghomes.co.uk

**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

# Tring

**£1,200 Per Calendar Month**



Sterling Lettings are pleased to offer for let this well presented two bedroom cluster home with off road parking in an end of cul-de-sac position located in the sought after Grove area of Tring. Internally the accommodation comprises spacious reception room, fitted kitchen with appliances, shower room and two well appointed bedrooms, the master bedroom benefitting from built in wardrobes & storage cupboard. In addition to off road parking this delightful property also benefits from a decked seating area to the front, gas central heating and double glazing throughout. Offered Unfurnished & Available Now!

Distance to Stations  
Tring Station (1.5 Miles)  
Cheddington Station (3.8 Miles)  
Wendover Station (4.8 Miles)  
Berkhamsted Station (5.7 Miles)

Distance to Schools  
Grove Road Primary School (0.3 Miles)  
Dundale Primary School and Nursery (0.5 Miles)  
Tring School (1.0 Miles)  
Tring Park School for the Performing Arts (1.1 Miles)  
Bishop Wood Church of England Junior School (1.2 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 - £1,200.00 per calendar month (£276.92 per calendar week)  
Deposit - £1,384.61  
Tenancy Term - 12 Months  
Council Tax Band - B (Dacorum Borough Council)  
Pets Considered - No

