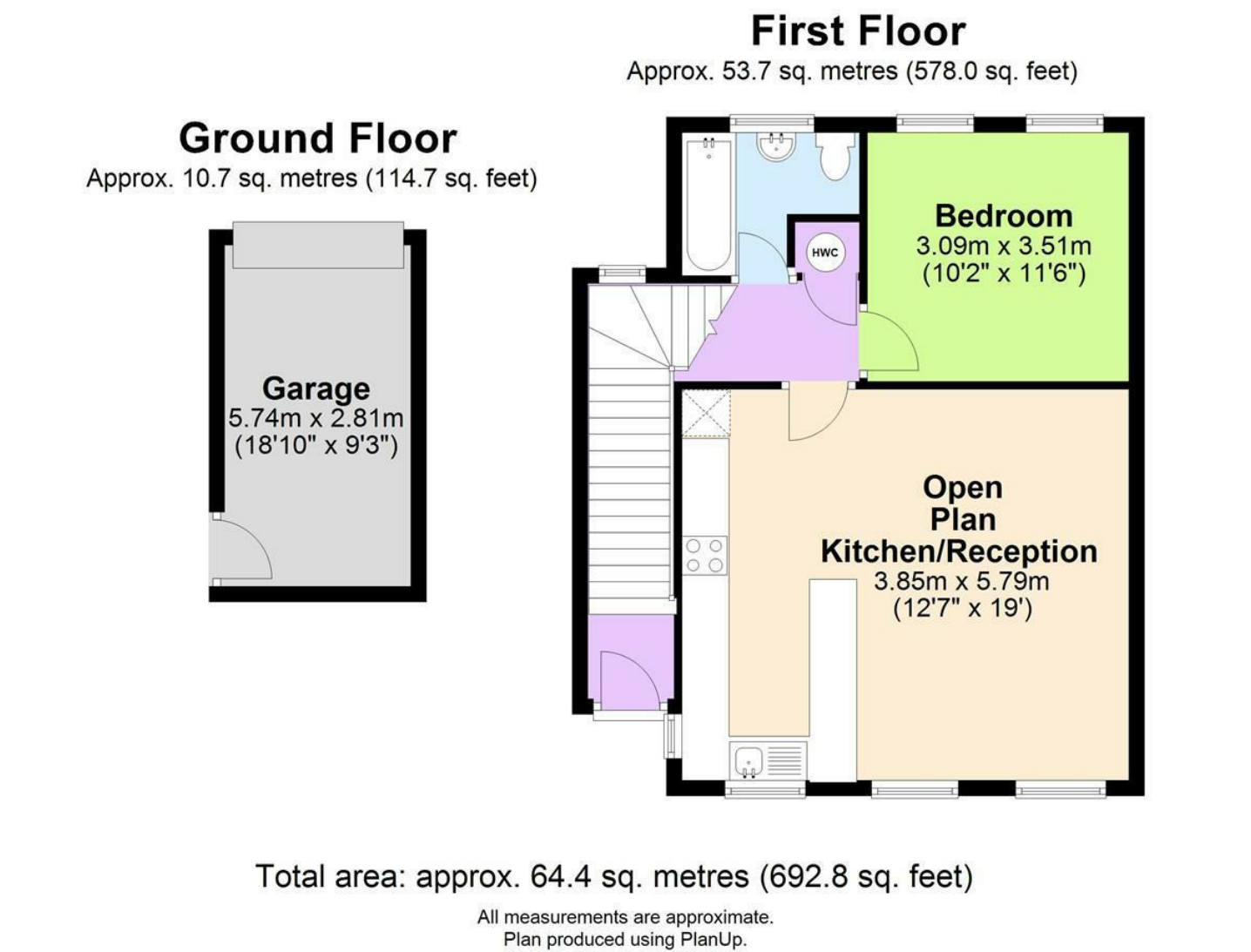


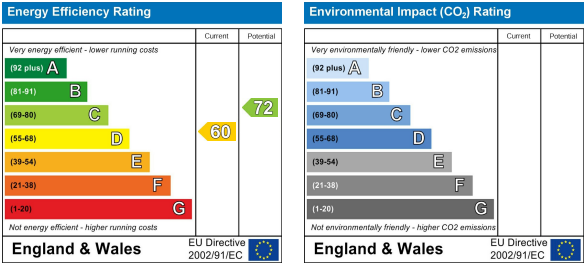
Floor plan



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



Eaton Bray

£1,000 Per Calendar Month



Tring

tring@sterlinghomes.co.uk

01442 828 222

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



www.sterlinghomes.co.uk

Eaton Bray

£1,000 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented one bedroom first floor maisonette with garden & garage set in the heart of the popular Bedfordshire village of Eaton Bray. Internally the accommodation comprises entrance hallway, open plan reception/kitchen with breakfast bar & appliances, one double bedroom and bathroom with shower attachment. In addition to the fully enclosed private garden this delightful property also benefits from gas central heating. Offered Unfurnished & Available June 2025!

Distance to Stations
Cheddington Station (5.7 Miles)
Leighton Buzzard Station (7.7 Miles)
Leagrave Station (8.2 Miles)
Luton Station (9.4 Miles)

Distance to Schools
Eaton Bray Academy (0.1 Miles)
Edelsborough School (1.4 Miles)
Totternhoe Lower & Pre School (1.8 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 - £1,000.00 per calendar month (£230.76 per calendar week)
Deposit - £1,153.84
Tenancy Term - 12 Months
Council Tax Band - B (Central Bedfordshire Council)
Pets Considered - No

