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Is there a price that would tempt  
you to sell or let your property?  
Contact us for a free valuation  
and let's see if we can tempt you!

# Temptation comes in many forms...



Mentmore  
£2,500 PER CALENDAR MONTH

# Mentmore

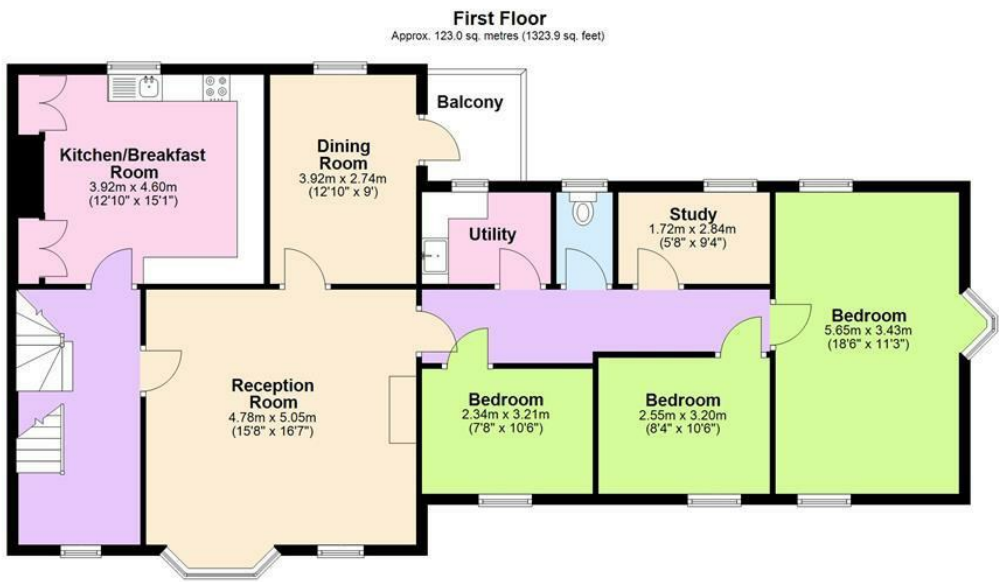
PER CALENDAR MONTH

£2,500 Per Calendar Month

Sterling Lettings are pleased to offer for let this stunning four bedroom first floor apartment full of character set in the popular Village of Mentmore. This property was formerly the gardener's accommodation for the Rothschild Estate, built in 1893 and converted into upper and lower apartments in 1954. Internally the accommodation comprises entrance hallway, leading upstairs to a spacious reception room, kitchen with appliances, separate dining room with balcony, utility room, study, WC, and three well appointed bedrooms. The second floor offers a further bedroom and a family bathroom with a four-piece suite. In addition to a garage and driveway parking this delightful property also benefits from mature rear gardens in an idyllic hilltop setting. Offered Unfurnished & Available Now! Pets Considered!



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Total area: approx. 186.8 sq. metres (2010.4 sq. feet)



| Energy Efficiency Rating                    |           | Environmental Impact (CO <sub>2</sub> ) Rating |           |
|---------------------------------------------|-----------|------------------------------------------------|-----------|
| Current                                     | Potential | Current                                        | Potential |
| Very energy efficient - lower running costs |           |                                                |           |
| (92 plus) <b>A</b>                          |           | (92 plus) <b>A</b>                             |           |
| (81-91) <b>B</b>                            |           | (81-91) <b>B</b>                               |           |
| (69-80) <b>C</b>                            |           | (69-80) <b>C</b>                               |           |
| (55-68) <b>D</b>                            |           | (55-68) <b>D</b>                               |           |
| (39-54) <b>E</b>                            |           | (39-54) <b>E</b>                               |           |
| (21-38) <b>F</b>                            |           | (21-38) <b>F</b>                               |           |
| (1-20) <b>G</b>                             |           | (1-20) <b>G</b>                                |           |
| Not energy efficient - higher running costs |           |                                                |           |
| EU Directive 2002/91/EC                     |           |                                                |           |
| England & Wales                             |           | England & Wales                                |           |





\* Stunning First Floor Apartment  
 \* Four Bedrooms \*  
 Kitchen/Breakfast Room \* Two  
 Reception \* Family Bathroom &  
 Separate WC \* Study \* Garage &  
 Driveway \* Stunning Views \*  
 Village Location \* Unfurnished \*  
 Available Now! \*



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Distance to Stations  
 Cheddington Station (2.0 Miles)  
 Leighton Buzzard (4.0 Miles)  
 Tring Station (6.0 Miles)  
 Aylesbury Station (8.9 Miles)

Distance to Schools  
 Cheddington Combined School (1.8 Miles)  
 The Cottosloe School (2.9 Miles)  
 Overstone Combined School (2.9 Miles)  
 Linslade Middle School (3.3 Miles)  
 Long Marston VA Church of England Primary  
 School (3.4 Miles)  
 Cedars Upper School (3.6 Miles)  
 Brookmead 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 previous tenancy with us to any new  
 landlord/agent.

Material Information  
 Rent - £2,500.00 per calendar month  
 (£576.92 per calendar week)  
 Deposit - £2,884.61  
 Tenancy Term - 12 Months  
 Council Tax Band - E (Buckinghamshire  
 Council - Aylesbury Vale District)  
 Pets Considered - Yes



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