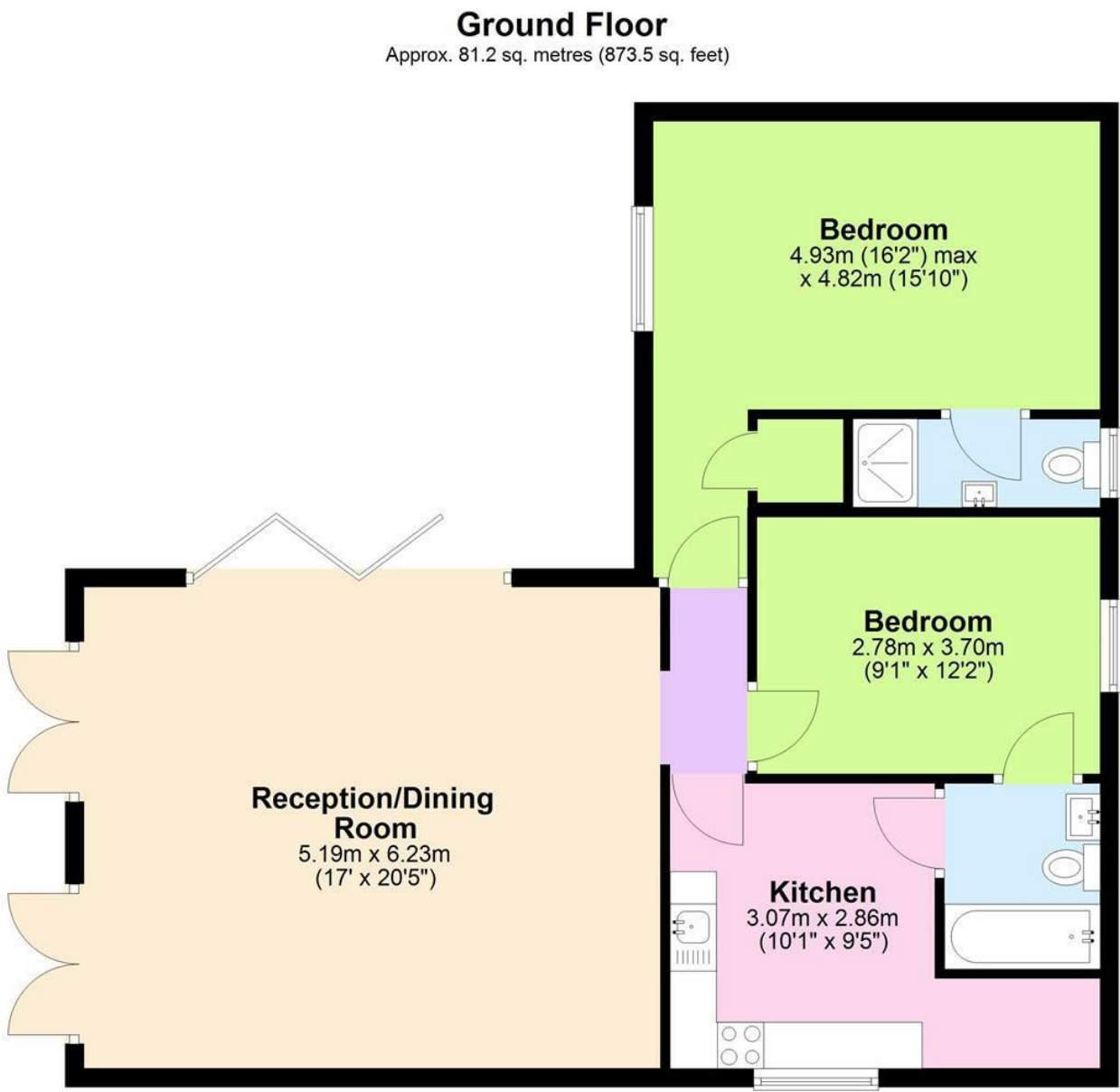


Floor plan

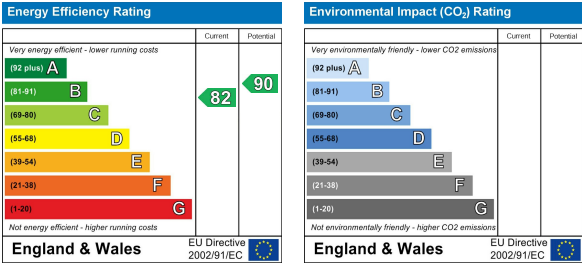


Total area: approx. 81.2 sq. metres (873.5 sq. feet)

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



Ivinghoe

£1,850 Per Calendar Month

2 2 1 B



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

Ivinghoe

£1,850 Per Calendar Month



Sterling Lettings are delighted to offer for let this stunning detached two-bedroom barn conversion full of character featuring beautifully preserved original beams. This exceptional home is set in a picturesque canal side location with far reaching views towards Ivinghoe Beacon and the Grand Union Canal. The property is conveniently situated within easy reach of Cheddington Station which services London via Euston Station. Internally the accommodation comprises open plan reception/dining room with a vaulted ceiling and bifold doors opening onto the garden, contemporary kitchen with appliances, two double bedrooms, with the master bedroom benefiting from ensuite shower room, and a separate bathroom with shower. Externally the property benefits from off street parking and large garden with patio and views extending to the canal. Offered Unfurnished & Available Now! Pets Considered!

Distance to Stations
Cheddington Station (1.3 Miles)
Tring Station (4.3 Miles)
Leighton Buzzard Station (6.5 Miles)
Berkhamsted Station (8.9 Miles)

Distance to Schools
Cheddington Combined School (1.9 Miles)
Grove Road Primary School (4.6 Miles)
Dundale Primary School & Nursery (4.8 Miles)
Tring School (5.1 Miles)

Tring Park School for Performing Arts (5.2 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 previous tenancy with us to any new landlord/agent.

Material Information

Rent - £1,850.00 per calendar month

(£426.92 per calendar week)
Deposit - £2,134.61
Tenancy Term - 12 Months
Council Tax Band - TBC (Buckinghamshire Council - Aylesbury Vale District)
Pets Considered - Yes

