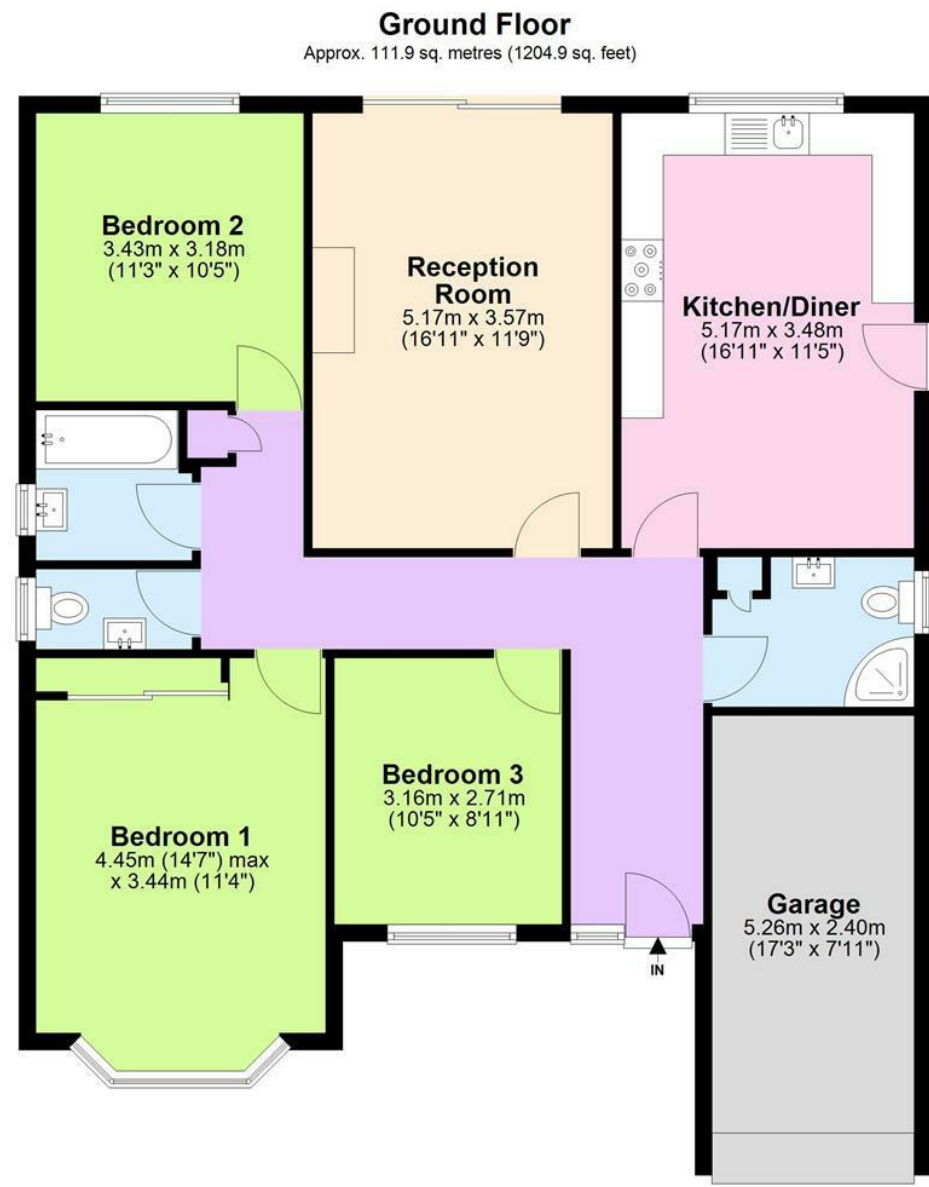


# Floor plan



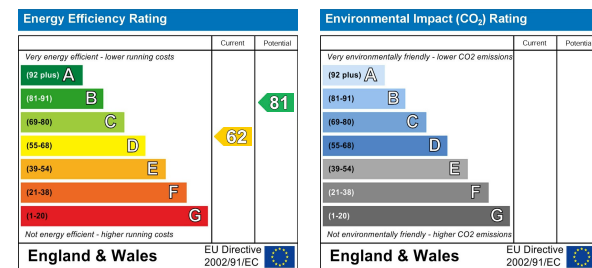
Total area: approx. 111.9 sq. metres (1204.9 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.

## Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

## Energy performance graph



## Kings Langley

£2,000 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



# Kings Langley

## £2,000 Per Calendar Month



Sterling Lettings are pleased to offer for let this delightful three bedroom detached family home with garage and driveway parking set within easy reach of Kings Langley High Street. Internally the accommodation comprises entrance hallway, spacious reception room with doors opening to the private rear garden, modern fitted kitchen/diner with appliances, three well appointed bedrooms, a bathroom with overhead shower, and separate shower room. In addition to gas central heating this fabulous property also benefits from a garage & driveway parking. Offered Unfurnished & Available Now! Pets Considered!

#### Distance to Schools

Kings Langley Secondary School (0.3 Miles)  
Kings Langley Primary School (0.5 Miles)  
Abbot's Hill School (1.5 Miles)  
Nash Mills C of E Primary School (1.7 Miles)

#### Distance to Stations

Kings Langley Station (1.3 Miles)  
Apsley Station (1.8 Miles)  
Hemel Hempstead Station (3.3 Miles)  
Watford Junction Station (4.8 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 - £2,000.00 per calendar month

(£461.53 per calendar week)

Deposit - £2,307.69

Tenancy Term - 12 Months

Council Tax Band - G (Dacorum Borough Council)

Pets Considered - Yes

