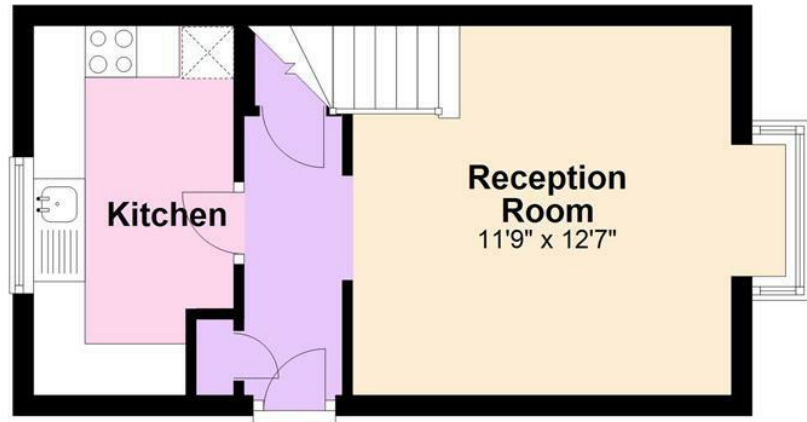
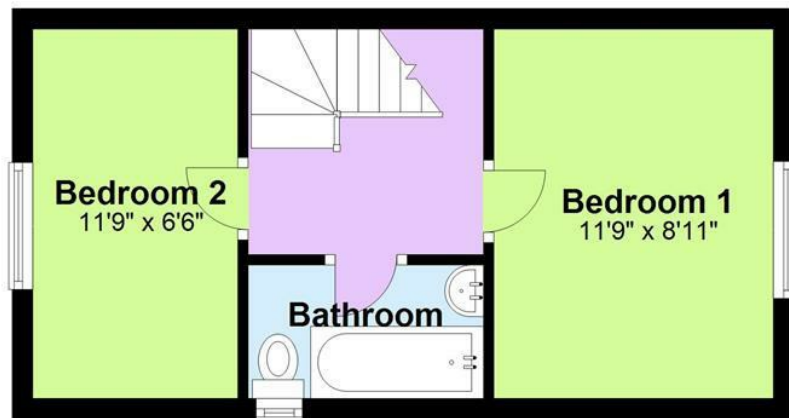


Floor plan

Ground Floor
Approx. 271.9 sq. feet



First Floor
Approx. 279.6 sq. feet



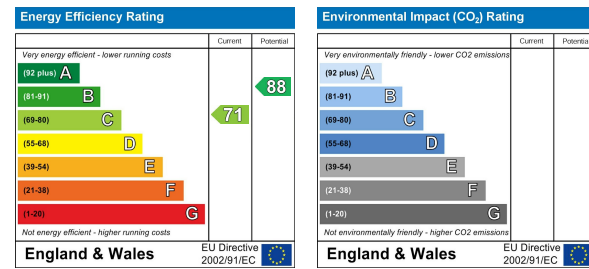
Total area: approx. 551.5 sq. feet

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



Hemel Hempstead

£1,350 Per Calendar Month



| | | | | |
|--|---|---|--|--|
| <p>Tring tring@sterlinghomes.co.uk 01442 828 222</p> | <p>Property Management lettings@sterlinghomes.co.uk 01442 822 210</p> | <p>Kings Langley kingslangley@sterlinghomes.co.uk 01923 270 666</p> | <p>Berkhamsted berkhamsted@sterlinghomes.co.uk 01442 879 996</p> | |
|--|---|---|--|--|

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Hemel Hempstead

£1,350 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented two bedroom terraced house with off street parking. The property is situated within the ever popular Fields End location offering easy access to local schools and bus routes. Internally the accommodation comprises entrance hallway, reception/dining room, modern fitted kitchen with appliances, two well appointed bedrooms and bathroom with shower. In addition to gas central heating this delightful property also benefits from double glazing throughout. Offered Unfurnished & Available September 2024! Fully Managed by Sterling Lettings & Property Management.

Distance to Stations
Hemel Hempstead Station (2.2 Miles)
Berkhamsted Station (3.2 Miles)
Apsley Station (3.8 Miles)

Distance to Schools
John F Kennedy Catholic School (0.5 Miles)
Micklem Primary School (0.8 Miles)
Galley Hill Primary School (0.8 Miles)
Chaulden Junior School (1.4 Miles)
Chaulden Infants' and Nursery School (1.4 Miles)
Laureate Academy (1.4 Miles)
The Collett School (1.5 Miles)
The Hemel Hempstead School (2.2 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 - £1,350.00 per calendar month (£311.53 per calendar week)
Deposit - £1,557.69
Tenancy Term - 12 Months
Council Tax Band - C (Dacorum Borough Council)
Pets Considered - No

