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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...

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Kings Langley
£3,590 PER CALENDAR MONTH

Kings Langley

PER CALENDAR MONTH

£3,590 Per Calendar Month

Sterling Lettings are pleased to offer for let this fabulous five bedroom detached family home with garden & driveway parking situated in the heart of the highly sought after village of Kings Langley. The location is convenient for commuters with Kings Langley Train Station and the M25 Motorway within close proximity. Additionally, the Village High Street is a short walk down the road. Internally the accommodation comprises enclosed front porch, entrance hall, shower room, spacious reception room, open plan dining area/kitchen with appliances, family room/bedroom. The first floor consists of four bedrooms, with the master benefitting from fitted wardrobes, and a separate family bathroom. Externally the property offers ample parking and includes a fully equipped garden room/studio at the rear, perfect for a variety of uses. Offered Unfurnished & Available Now! Pets Considered!



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





* Fabulous Detached Family Home *
 Five Bedrooms * Spacious Reception
 Room * Kitchen/Dining Room *
 Garden Room * Two Bathrooms *
 Spacious Garden * Driveway Parking
 * Unfurnished * * Available Now! *
 Pets Considered! *



Distance to Schools
 Kings Langley Primary School (0.7 Miles)
 Kings Langley Secondary School (0.9 Miles)
 Abbot's Hill School (1.5 Miles)
 Nash Mills C of E Primary School (1.8 Miles)
 St Paul's C of E V A Primary & Nursery School (1.9 Miles)

Distance to Stations
 Kings Langley Station (1.1 Miles)
 Apsley Station (1.8 Miles)
 Hemel Hempstead Station (3.3 Miles)
 Watford North Station (4.5 Miles)
 Watford Junction Station (4.6 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.

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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 - £3,590.00 per calendar month (£828.46 per calendar week)
 Deposit - £4,142.30
 Tenancy Term - 12 Months
 Council Tax Band - G (Dacorum Borough Council)
 Pets Considered - Yes



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