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Temptation comes in many forms..

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Kings Langley
£1,700 PER CALENDAR MONTH

Kings Langley

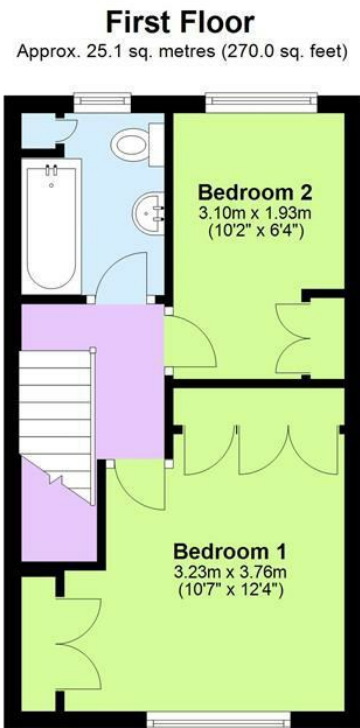
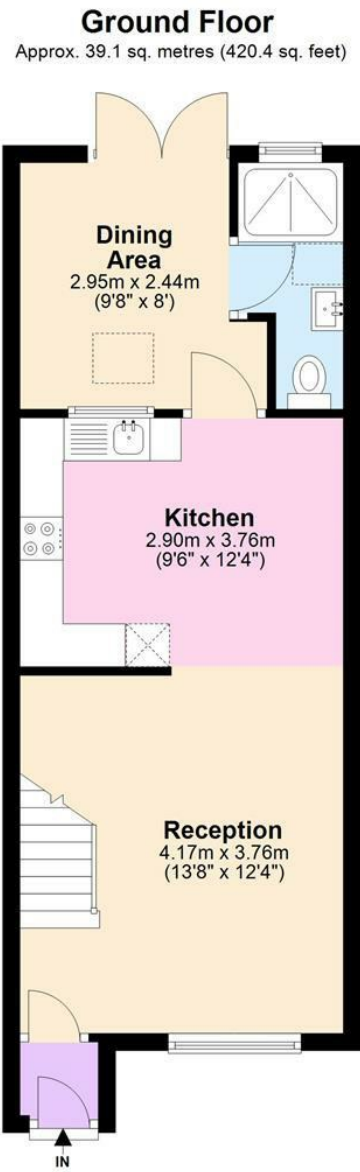
PER CALENDAR MONTH

£1,700 Per Calendar Month

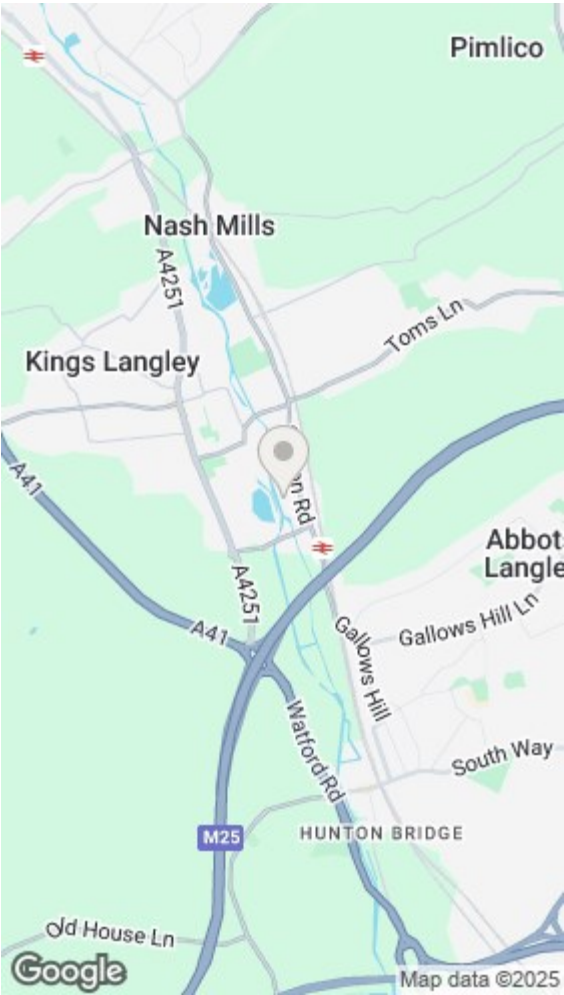
Sterling Lettings are pleased to offer for let this well presented two bedroom mid-terrace house with garden set in a stunning canal side position and situated within easy reach of Kings Langley Station which services London via Euston Station. Internally the ground floor accommodation comprises entrance porch, spacious open plan reception, fitted kitchen with appliances, dining area with doors opening to the rear garden, and shower room. To the first floor are two well appointed bedrooms, both benefitting from built in wardrobes and a family bathroom with shower. In addition to the private garden and fabulous nearby canal side setting this delightful property also benefits from gas central heating. Offered Unfurnished & Available Now! No Pets!



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Total area: approx. 64.1 sq. metres (690.4 sq. feet)



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|---------|-----------|--|---------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | | | |
| (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 | | | | | |
| EU Directive 2002/91/EC | | | EU Directive 2002/91/EC | | |
| England & Wales | | | England & Wales | | |





* Mid-Terrace * Two Bedrooms * Bathroom & Shower Room * Kitchen with Appliances * Fully Enclosed Garden * Stunning Canalside Location * Walk to Station * Gas Central Heating * Unfurnished * Available Now! *



Distance to Stations
Kings Langley Station (0.3 Miles)
Apsley Station (2.2 Miles)
Hemel Hempstead Station (4.2 Miles)
Watford Junction Station (4.3 Miles)

Distance to Schools
Breakspeare Primary School (1.2 Miles)
Kings Langley Primary School (1.5 Miles)
Kings Langley Secondary School (1.7 Miles)
Abbots Langley Primary School (1.7 Miles)
Watford Grammar School (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.

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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 - £1,700.00 per calendar month (£392.30 per calendar week)
Deposit - £1,961.53
Tenancy Term - 12 Months
Council Tax Band - D (Three Rivers District Council)
Pets Considered - No



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