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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...



Kings Langley
£1,400 PER CALENDAR MONTH

Kings Langley

PER CALENDAR MONTH

£1,400 Per Calendar Month

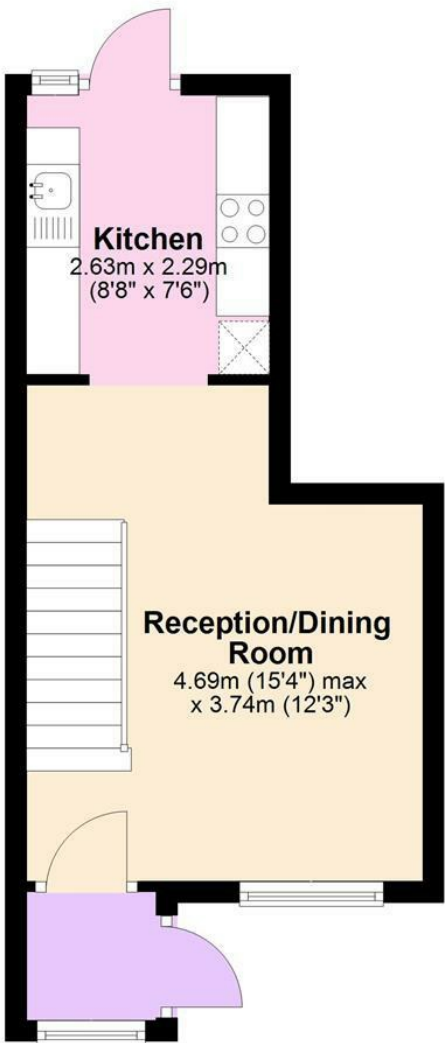
Sterling Lettings are pleased to offer for let this well presented one bedroom terrace house with driveway parking and private garden set in close proximity to the canal side and situated within easy reach of Kings Langley Station which services London via Euston Station. Internally the ground floor comprises entrance porch, spacious reception/dining room, fitted kitchen with appliances and doors opening to the rear garden. To the first floor is one double bedroom which benefits from built in wardrobes and a modern bathroom with shower. In addition to driveway parking and fabulous canal side location this delightful property also benefits from gas central heating. Offered Unfurnished & Available Now! Pets Considered!



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Ground Floor

Approx. 23.7 sq. metres (255.6 sq. feet)

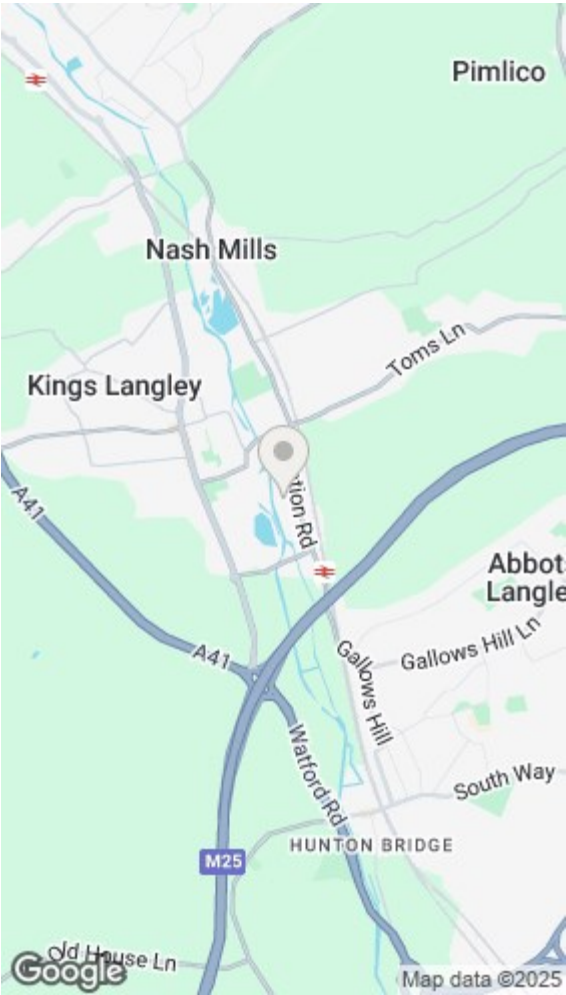


First Floor

Approx. 22.9 sq. metres (246.6 sq. feet)



Total area: approx. 46.7 sq. metres (502.3 sq. feet)



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

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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)

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 previous tenancy with us to any new landlord/agent.

Material Information
 Rent - £1,400.00 per calendar month (£323.07 per calendar week)
 Deposit - £1,615.38
 Tenancy Term - 12 Months
 Council Tax Band - C (Three Rivers District Council)
 Pets Considered - Yes



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