



sterling 
select homes

Six Acres, BENNETTS END, Hemel Hempstead,
£1,300 Per calendar month



Sterling Lettings are pleased to offer for let this spacious well presented three bedroom mid terraced family home with private garden conveniently located just off Barnacres Road in Bennetts End. Internally the accommodation comprises entrance hallway, spacious reception room and separate kitchen/dining room with patio doors opening to the rear garden. In addition to the three well appointed bedrooms this delightful property benefits from a generous study/home office area, family bathroom with separate shower cubicle and en suite shower room to the master bedroom. Offered Unfurnished & Available October 2020! Pets Considered!

Distance to Stations - Apsley Station (1.8 Miles)
Hemel Hempstead Station (2.5 Miles)
Kings Langley Station (2.8 Miles)

Distance to Schools - Longdean School (0.1 Miles)
Hobbs Hill Wood Primary School (0.3 Miles)
The Reddings School (0.4 Miles)
Belswains Primary School (0.5 Miles)
Chambersbury Primary School (0.8 Miles)
Nash Mills C of E Primary School (0.9 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.

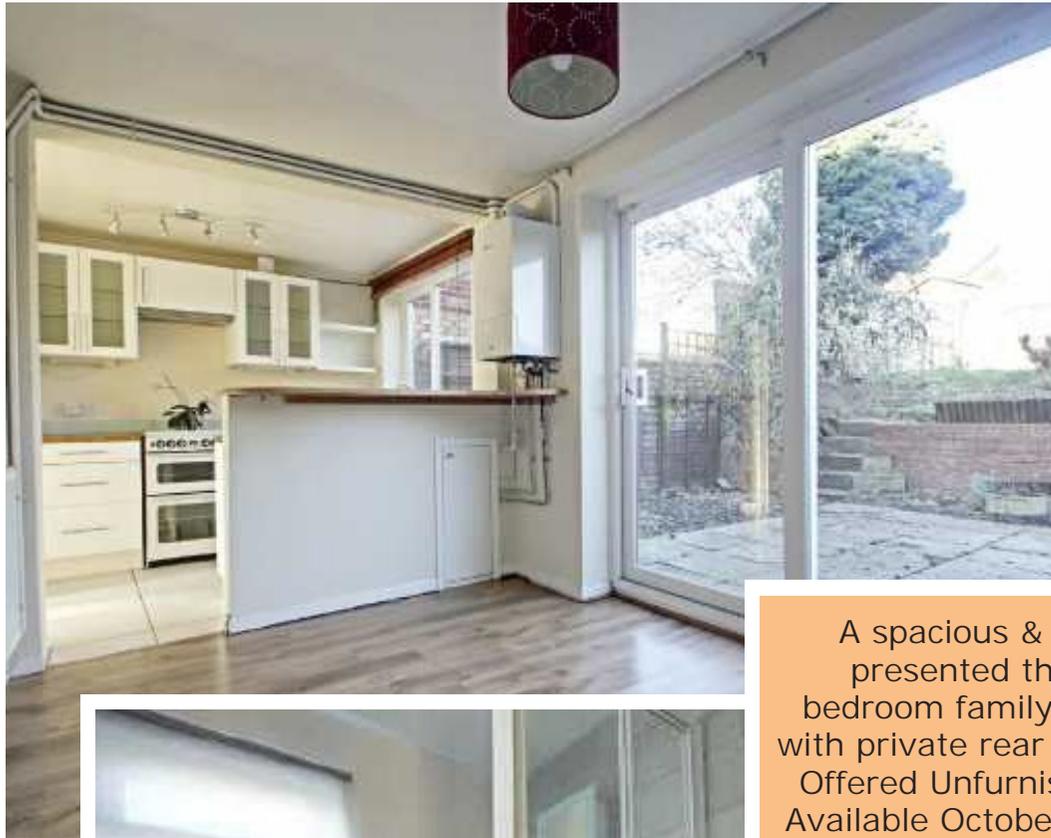
- Late Rent Payment - Interest on late rent will be charged at base rate plus 3% on a daily basis from the rent due date - This charge will be levied if a payment is not received in cleared funds by the due date as per the terms of the tenancy agreement.

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.

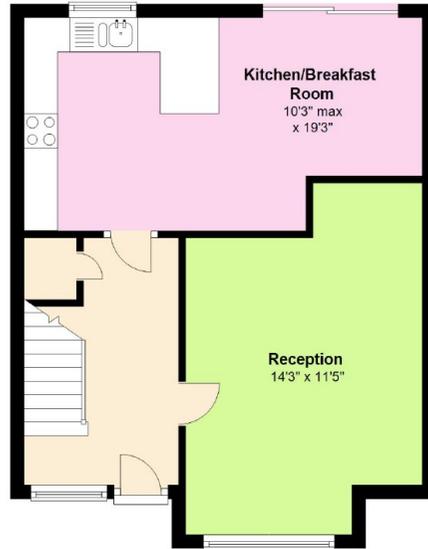


A spacious & well presented three bedroom family home with private rear garden. Offered Unfurnished & Available October 2020!



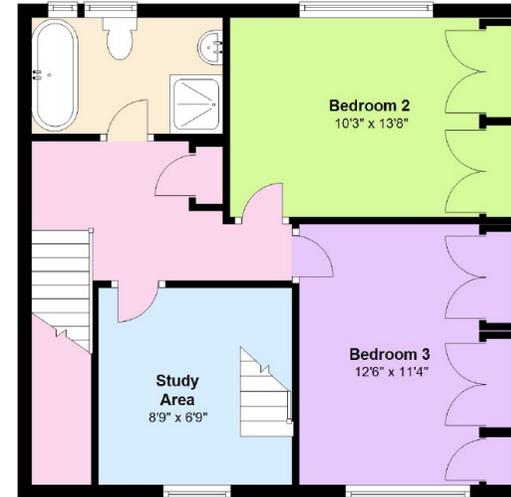
Ground Floor

Approx. 450.6 sq. feet



First Floor

Approx. 514.4 sq. feet



Second Floor

Approx. 217.5 sq. feet



Total area: approx. 1182.5 sq. feet

All measurements are approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
	85		83
72		69	

England & Wales 2020 IEC

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