

Floor plan

sterling
estate agents





Aylesbury

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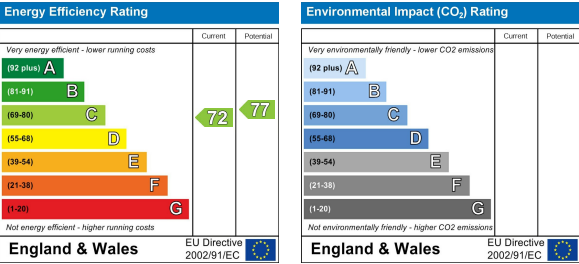
£1,850 Per Calendar Month



Viewing

Please contact our Sterling Tring Office on 01442 82 82 22 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Tring
tring@sterlinghomes.co.uk
01442 828 222

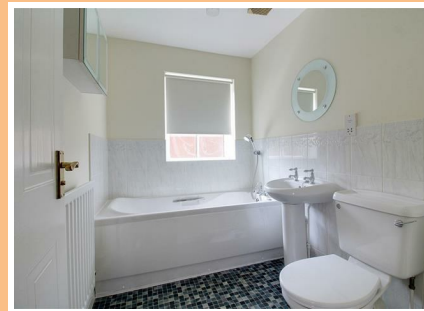
Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Kings Langley
kingslangley@sterlinghomes.co.uk
01923 270 666

Berkhamsted
berkhamsted@sterlinghomes.co.uk
01442 879 996

Aylesbury

£1,850 Per Calendar Month



Sterling Lettings are pleased to offer for let this newly redecorated three bedroom detached family home with garage & driveway parking situated within the ever popular Fairford Leys. Internally the accommodation comprises entrance hallway, spacious reception room, dining room, fitted kitchen with appliances and door leading to garden, guest cloakroom, three well appointed bedrooms, the master benefitting from en suite shower room, and a further family bathroom. In addition to gas central heating this delightful property also benefits from a fully enclosed private rear garden with patio area. Offered Unfurnished & Available Now!

Distance to Stations

Aylesbury Station (2.1 Miles)
Aylesbury Vale Parkway (2.4 Miles)
Stoke Mandeville Station (4.2 Miles)
Little Kimble Station (6.2 Miles)
Haddenham & Thame Parkway (6.4 Miles)

Distance to Schools

St Mary's C of E School (0.6 Miles)
Sir Henry Floyd Grammar School (1.1 Miles)
Buckinghamshire College Group - Aylesbury Campus (1.1 Miles)
Haydon Abbey Combined School (1.4 Miles)
Bearbrook Combined School (1.5 Miles)
Pebble Brook School (1.5 Miles)
Thomas Hickman School (1.6 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.

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.

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 - £1,850.00 per calendar month
(£426.92 per calendar week)

Deposit - £2,134.61

Council Tax Band - D (Buckinghamshire

Council - Aylesbury Vale District)

