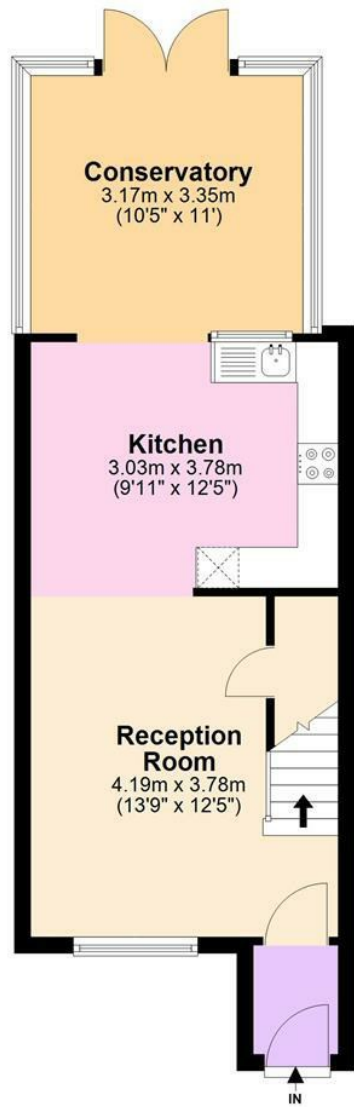


# Floor plan

**Ground Floor**  
Approx. 40.2 sq. metres (432.4 sq. feet)



**First Floor**  
Approx. 25.8 sq. metres (277.8 sq. feet)



Total area: approx. 66.0 sq. metres (710.2 sq. feet)

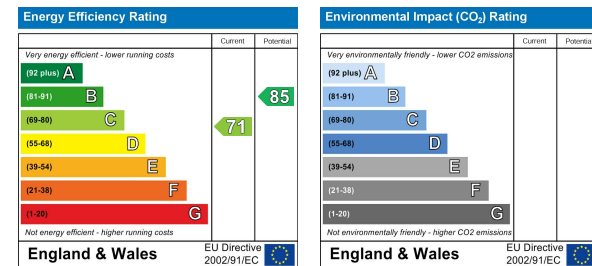
All measurements are approximate.  
Plan produced using PlanUp.



# Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

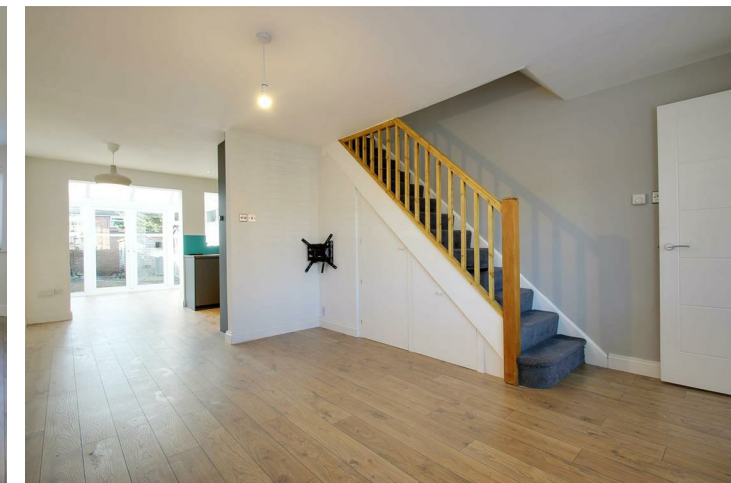
# Energy performance graph



# Kings Langley



**£1,800 Per Calendar Month**



<p><b>Tring</b> tring@sterlinghomes.co.uk 01442 828 222</p>	<p><b>Property Management</b> lettings@sterlinghomes.co.uk 01442 822 210</p>	<p><b>Kings Langley</b> kingslangley@sterlinghomes.co.uk 01923 270 666</p>	<p><b>Berkhamsted</b> berkhamsted@sterlinghomes.co.uk 01442 879 996</p>	
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www.sterlinghomes.co.uk

# Kings Langley

## £1,800 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented two bedroom mid-terrace house with garage and 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 accommodation comprises entrance porch, spacious reception/dining room, fitted kitchen with appliances and conservatory with doors opening to the rear garden. To the first floor are two well appointed bedrooms, both benefitting from built in wardrobes and a modern bathroom with shower. In addition to the garage and fabulous nearby canal side setting this delightful property also benefits from gas central heating. Offered Unfurnished & Available July 2026!

#### 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.

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 - £1,800.00 per calendar month

(£415.38 per calendar week)

Deposit - £2,076.92

Council Tax Band - D (Three Rivers District Council)

