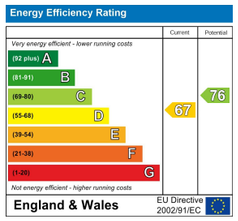
Floor plan

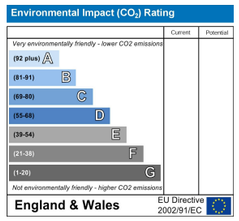
Total area: approx. 72.2 sq. metres (777.2 sq. feet)

Viewing

Please contact our Sterling Berkhamsted Office on 01442 87 99 96 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
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01923 270 666

Berkhamsted
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sterling estate agents

Berkhamsted

2 1 1 D

£1,550 Per Calendar Month

Berkhamsted

£1,550 Per Calendar Month

Sterling Lettings are pleased to offer for let this charming two bedroom character cottage situated within walking distance of the mainline Train Station and the various amenities of Berkhamsted High Street. Internally the accommodation comprises reception room with feature fireplace, fitted kitchen with appliances, two well appointed bedrooms, bathroom with shower and useful loft storage/study. In addition to gas central heating and double glazing this delightful property also benefits from full access to a shared garden with external store. Offered Unfurnished & Available Now!

Distance to Stations
Berkhamsted Station (0.4 Miles)
Hemel Hempstead Station (3.3 Miles)
Tring Station (4.7 Miles)
Apsley Station (4.7 Miles)
Chesham Underground Station (5.0 Miles)

Distance to Schools
Swing Gate School (0.3 Miles)
Berkhamsted Boys School (0.3 Miles)
Victoria C of E Infant and Nursery School (0.5 Miles)
Berkhamsted Girls School (0.8 Miles)
Ashlyns School (1.0 Miles)
St Thomas More Catholic Primary School (1.4 Miles)
Greenway Primary & Nursery School (2.0 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 - £1,550.00 per calendar month (£357.69 per calendar week)
Deposit - £1,730.76
Council Tax Band - D (Dacorum Borough Council)