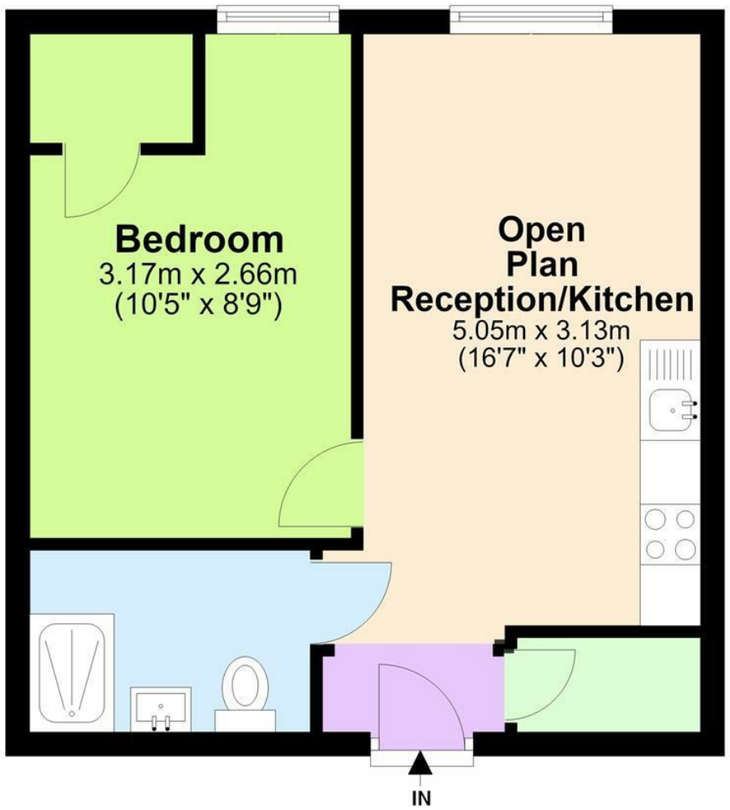
## Floor plan

### Second Floor

Approx. 32.1 sq. metres (345.7 sq. feet)

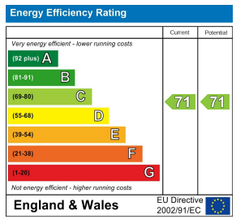


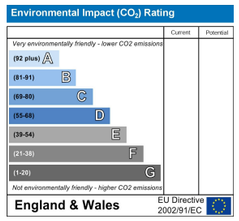

Total area: approx. 32.1 sq. metres (345.7 sq. feet)

## 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





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

www.sterlinghomes.co.uk


sterling estate agents

# Kings Langley

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## £1,200 Per Calendar Month

# Kings Langley

## £1,200 Per Calendar Month

Sterling Lettings are pleased to offer for let this well presented one bedroom apartment with allocated parking set over the top floor of a stunning development adjacent to the Grand Union Canal and situated within easy reach of Kings Langley Station which services London via Euston Station. Internally the accommodation comprises open plan living space with contemporary fitted kitchen, one double bedroom with fitted wardrobes and fabulous fully tiled shower room. In addition to allocated parking this delightful apartment also benefits from oak flooring and video entryphone. Offered Furnished & Available November 2026!

Distance to Stations
Kings Langley Station (0.1 Miles)
Apsley Station (2.1 Miles)
Hemel Hempstead Station (3.8 Miles)
Watford Junction Station (3.9 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.

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 - £1,200.00 per calendar month (£276.92 per calendar week)
Deposit - £1,384.61
Council Tax Band - B (Three Rivers District Council)