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Properly Management  
Berkhamsted & Selec

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Country Homes:  
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and let's see if we can **tempt** you!  
Contact us for a **free valuation**  
you to **sell** or **let** your **property**?  
Is there a **price** that would **tempt**

in many forms...  
**temptation** comes



**S**terling  
select homes



**sterling**   
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Berkhamsted

£2,250 PER CALENDAR MONTH

# Berkhamsted

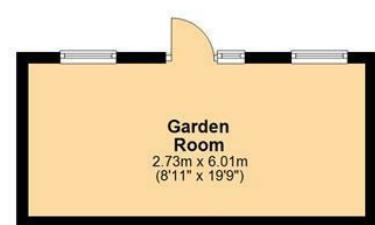
PER CALENDAR MONTH

£2,250 Per Calendar Month

ESCAPE TO THE COUNTRY! A once in a lifetime chance to rent a stunning Park Rangers Cottage in the heart of Ashridge Forest, an area of National Trust Land. The property has an exceptionally flexible layout with the bonus of a detached garden room. Offered Unfurnished & Available March 2026! Pets Considered!

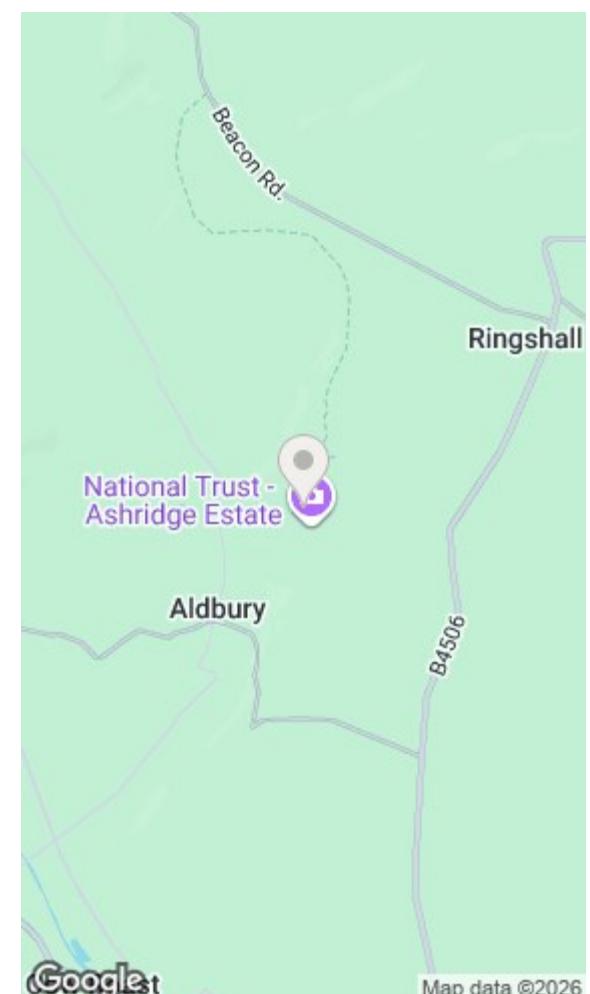


[www.sterlinghomes.co.uk](http://www.sterlinghomes.co.uk)



Total area: approx. 110.8 sq. metres (1192.7 sq. feet)

All measurements are approximate.  
Plan produced using PlanUp.



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	80
(55-68) D	
(38-54) E	
(21-38) F	48
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Environmental Impact (CO <sub>2</sub> ) Rating	
Very environmentally friendly - lower CO <sub>2</sub> emissions	Current Potential
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC	
England & Wales	





Distance to Stations  
 Tring Station (1.9 Miles)  
 Berkhamsted Station (4.4 Miles)  
 Cheddington Station (5.9 Miles)  
 Hemel Hempstead Station (7.9 Miles)

Distance to Schools  
 Aldbury C of E Primary School (0.9 Miles)  
 Little Gaddesden C of E Primary School (2.7 Miles)  
 Tring School (3.3 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.



\* Fabulous Cottage in Stunning Setting \* \* Wonderful Gardens \* Heart of Ashridge Forest \* Two Bedrooms \* Two Receptions \* Annexe/Garden Room \* Unfurnished \* Available March 2026! \* Pets Considered! \*



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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"

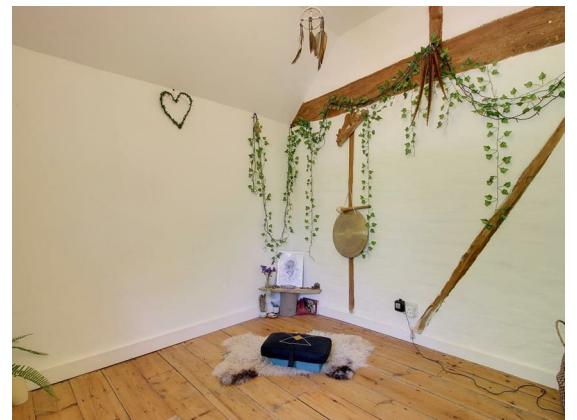
Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

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 previous tenancy with us to any new landlord/agent.

Material Information  
 Rent - £2,250.00 per calendar month (£519.23 per calendar week)  
 Deposit - £2,596.15  
 Tenancy Term - 12 Months  
 Council Tax Band - F (Dacorum Borough Council)  
 Pets Considered - Yes



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