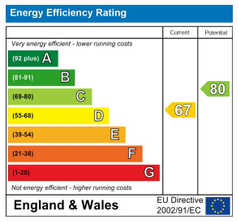
Floor plan

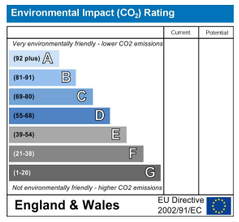
Total area: approx. 827.8 sq. feet

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

www.sterlinghomes.co.uk

sterling estate agents

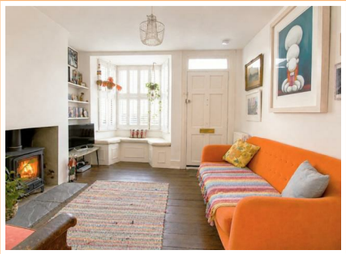
Cheddington

3 1 2 D

£1,750 Per Calendar Month

Cheddington

£1,750 Per Calendar Month



Sterling Lettings are pleased to offer for let this charming three double bedroom character cottage located in the heart of the popular Buckinghamshire village of Cheddington which has the rare advantage of a mainline Train Station which services London via Euston Station. Internally the accommodation comprises reception room with feature wood burning stove, open plan kitchen/dining room with appliances and doors leading to garden, three double bedrooms and bathroom with shower. In addition to the fabulous rear garden with patio seating area this delightful property also benefits from gas central heating. Offered Unfurnished & Available Now!

Distance to Stations
Cheddington Station (1.0 Miles)
Tring Station (4.5 Miles)
Leighton Buzzard Station (6.8 Miles)
Berkhamsted Station (8.9 Miles)

Distance to Schools
Cheddington Combined School (0.2 Miles)
Long Marston VA C of E Primary School (1.9 Miles)
Brookmead School (2.2 Miles)
Marsworth C of E Infant School (2.6 Miles)
Tring School (5.0 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 - £1,750.00 per calendar month
(£403.84 per calendar week)
Deposit - £2,019.23
Council Tax Band - C (Buckinghamshire Council - Aylesbury Vale)