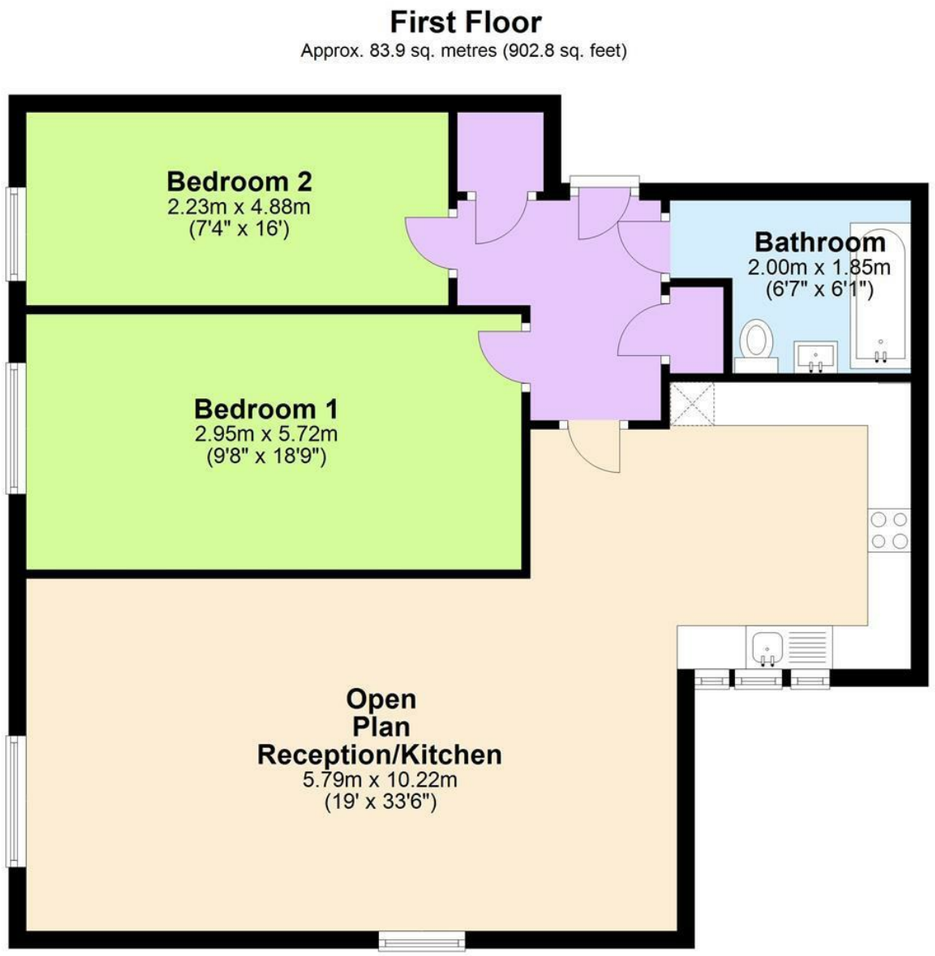
## Floor plan



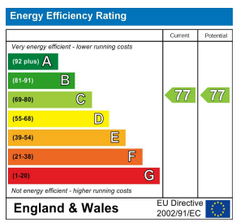

Total area: approx. 83.9 sq. metres (902.8 sq. feet)

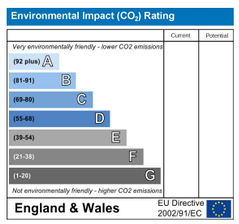
All measurements are approximate.
Plan produced using PlanUp.

## 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





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sterling estate agents

# Berkhamsted

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## £1,750 Per Calendar Month

# Berkhamsted

## £1,750 Per Calendar Month

Sterling Lettings are pleased to offer for let this well presented two bedroom apartment with allocated parking set over the first floor of a stunning development situated within walking distance of Berkhamsted Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, spacious open plan reception/contemporary kitchen with appliances, two well appointed bedrooms and luxurious bathroom with shower. In addition to allocated parking this delightful apartment also benefits from underfloor heating and video entryphone. Offered Unfurnished & Available January 2027!

Distance to Stations
Berkhamsted Station (0.5 Miles)
Hemel Hempstead Station (3.8 Miles)
Tring Station (4.1 Miles)

Distance to Airports
London Luton Airport (16.4 Miles)
London Heathrow Airport (27.5 Miles)
London Stansted Airport (49.6 Miles)
London Gatwick Airport (68.3 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.

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 - D (Dacorum Borough Council)