

Floor plan

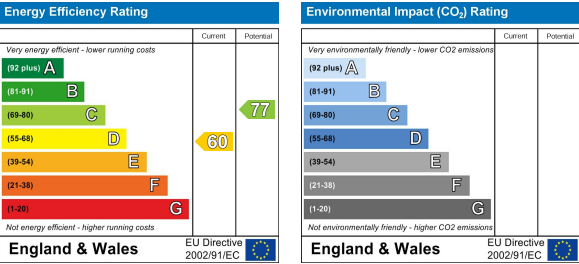


Total area: approx. 1246.0 sq. feet

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



Berkhamsted

£2,750 Per Calendar Month



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

Berkhamsted

£2,750 Per Calendar Month



Sterling Lettings are pleased to offer for let this delightful three bedroom family home conveniently located within walking distance of Berkhamsted Station and the various amenities of the High Street. Internally the accommodation comprises entrance hallway, reception room with feature fireplace, spacious dining room with door opening to the garden and a further door leading to a useful basement/utility area, modern kitchen with appliances, three double bedrooms and a family bathroom complete with separate shower. This wonderful Georgian Cottage benefits from a wealth of period features and is further complimented by a brick built outbuilding at the bottom of the south facing rear garden which is ideal for use as a home office/study. Offered Unfurnished & Available October 2026! ** Property currently being redecorated & recarpeted throughout **

Distance to Stations
Berkhamsted Station (0.5 Miles)
Hemel Hempstead Station (3.9 Miles)
Tring Station (4.7 Miles)

Distance to Schools
Swing Gate Infant School & Nursery (0.2 Miles)
Victoria Church of England Infant & Nursery School (0.3 Miles)
Berkhamsted School - Boys (0.3 Miles)
The Thomas Coram C of E School (0.6 Miles)
St. Thomas More Catholic Primary School (1.1 Miles)

Berkhamsted School - Girls (1.3 Miles)
Greenway Primary & Nursery School (1.5 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 - £2,750.00 per calendar month (£634.61 per calendar week)
Deposit - £3,173.07
Council Tax Band - E (Dacorum Borough Council)

