

01923 270 666

Kings Langley & Watford:
Langley, Abbots

01442 822 210

Properly Management

01442 879 996

Berkhamsted Selected Homes:
& Country Homes:

01442 828 222

Tring, Wendover,
Aylesbury & Villages:

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



sterling **S**
select homes



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Cheddington

£3,000 PER CALENDAR MONTH

Cheddington

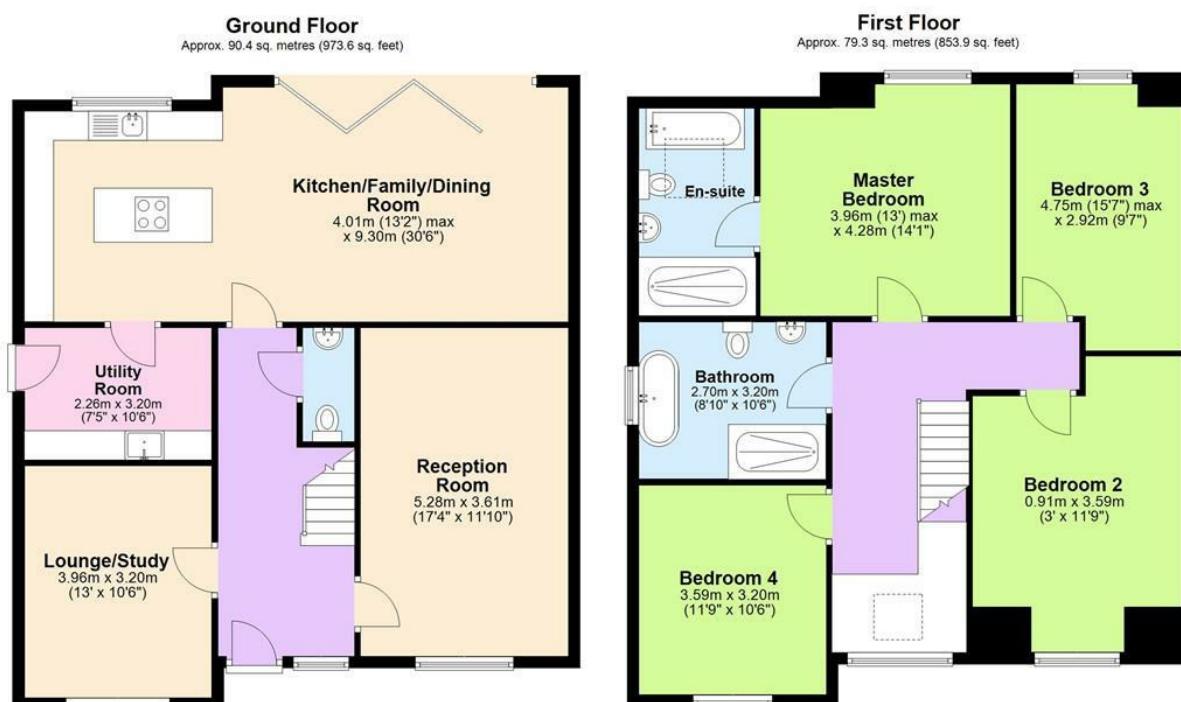
PER CALENDAR MONTH

£3,000 Per Calendar Month

Sterling Lettings are pleased to offer for let this stunning four double bedroom detached family home ideally situated in a quiet cul-de-sac within easy reach of Cheddington Station. Internally the ground floor accommodation comprises entrance hallway, spacious reception room, stunning kitchen/dining room with appliances and bifold doors opening to the rear garden, utility room, study/family room and guest cloakroom. The first floor comprises four well appointed bedrooms, the master bedroom benefitting from en suite bathroom with shower, and a separate four-piece family bathroom suite. Offered Unfurnished & Available Now! Pets Considered!



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Total area: approx. 169.8 sq. metres (1827.5 sq. feet)



Energy Efficiency Rating	
Very energy efficient - lower running costs	Current Potential
(92 plus) A	92
(81-91) B	86
(69-80) C	
(55-68) D	
(38-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ 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 ₂ emissions	
EU Directive 2002/91/EC	





* Fabulous Detached Family Home * Four Double Bedrooms * Two Receptions * Stunning Kitchen/Dining Room * Driveway Parking * Large Garden * Close to Station *



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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 - £3,000.00 per calendar month (£692.30 per calendar week)
Deposit - £3,461.53
Tenancy Term - 12 Months
Council Tax Band - G (Buckinghamshire Council - Aylesbury Vale District)
Pets Considered - Yes

Distance to Stations
 Cheddington Station (1.2 Miles)
 Tring Station (4.0 Miles)
 Leighton Buzzard (7.5 Miles)
 Berkhamsted Station (8.6 Miles)

Distance to Schools
 Cheddington Combined School (0.2 Miles)
 Brookmead School (1.7 Miles)
 Long Marston VA Church of England Primary School (2.4 Miles)
 Grove Road Primary School (4.2 Miles)
 Tring School (4.2 Miles)
 Tring Park School for the Performing Arts (4.4 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.



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