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Near Berkhamsted

£6,000 PER CALENDAR MONTH

Temptation comes in many forms...

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Near

PER CALENDAR MONTH

£6,000 Per Calendar Month

RENT THIS PROPERTY WITH STERLING & GET £500 CASHBACK ON MOVE IN DAYSurrounded by tranquil countryside yet only 10 minutes drive from the heart of bustling town of Berkhamsted and sitting in a plot of 0.4 acres. Let as available immediately is this simply stunning detached family home which boasts in excess of 4,800 sq ft in total with an imposing open plan kitchen/family room alongside a further 3 reception rooms, 4 bedrooms and 4 bathrooms. Unfurnished.

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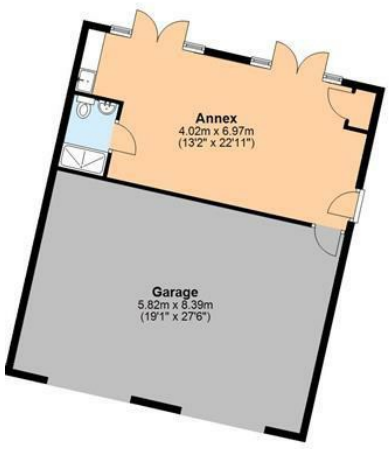
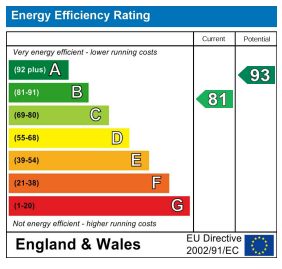
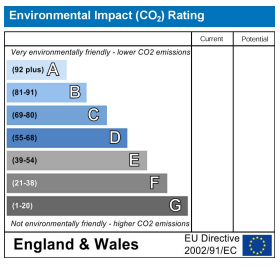


Total area: approx. 361.4 sq. metres (3890.1 sq. feet)





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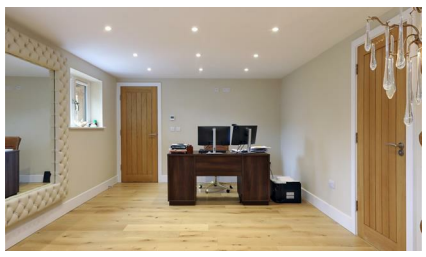


* Stunning Detached Family Home * Four Receptions * Five Bedrooms * Six Bathrooms * Double Garage with Driveway Parking * Countryside Views * Rural Setting * Air Source Heating * Unfurnished * Available Now! *

The Location
Great Gaddesden is the most delightful hamlet, built around the historic 12th century church of St John the Baptist. It is steeped in history; the medieval convent of St Margarets, now a Buddhist Monastery, stands to the north-west, while the impressive Palladian country house, Gaddesden Place, is positioned to the east and is often used for filming. Directly adjacent to the church is the lovely Church-of-England primary school, and the hamlet is surrounded by beautiful countryside which is ideal for walkers and horse riding. The clear waters of the River Gade can also be found nearby.

Despite the sense of being very rural, Great Gaddesden is located a short drive from both the sought after market town of Berkhamsted, with its wide range of independent boutiques and restaurants, and the larger town of Hemel Hempstead, boasting a wider selection of shops and facilities. Both towns offer mainline train services direct to London Euston in around 30 minutes.

Distance to Stations
Hemel Hempstead Station (5.0 Miles)
Berkhamsted Station (5.3 Miles)
Apsley Station (5.5 Miles)
Tring Station (10.1 Miles)

Distance to Schools
Great Gaddesden C Of E Primary School (0.7 Miles)
Gaddesden Row J.M.I. School (1.4 Miles)
Potten End Church of England Primary School (3.1 Miles)
Beechwood Park School (3.5 Miles)
Dagnall Church of England School (4.4 Miles)
Berkhamsted Boys School (4.7 Miles)
Berkhamsted Girls School (5.2 Miles)

Monies Payable
There are no administration fees for the preparation of tenancy, the following costs are however applicable:

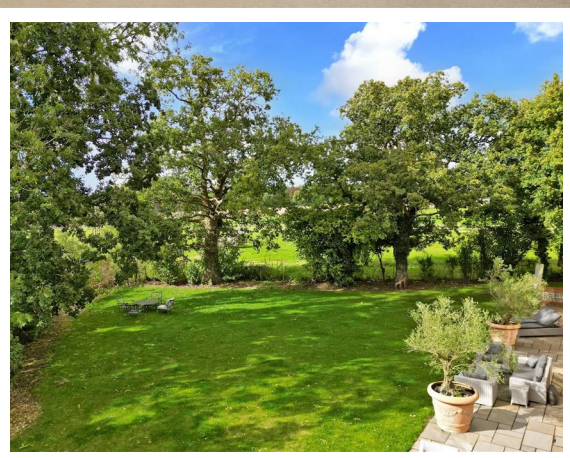
Holding Deposits - limited to a maximum of 1 week's rent and subject to statutory legislation on the refund of this payment should the tenancy not go ahead.

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 - £6,000.00 per calendar month (£1,384.61 per calendar week)
Deposit - £8,307.69
Council Tax Band - F (Dacorum Borough Council)

Property Specifications
Air source heat pumps for heating and hot water.
Engineered wood floor and luxury carpets with underfloor heating to the ground floor.
Vaulted ceiling to the principal bedroom.
Character elevations.