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# Berkhamsted

£1,850 PER CALENDAR MONTH



# Temptation comes in many forms...

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Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

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# Berkhamsted

## PER CALENDAR MONTH

£1,850 Per Calendar Month

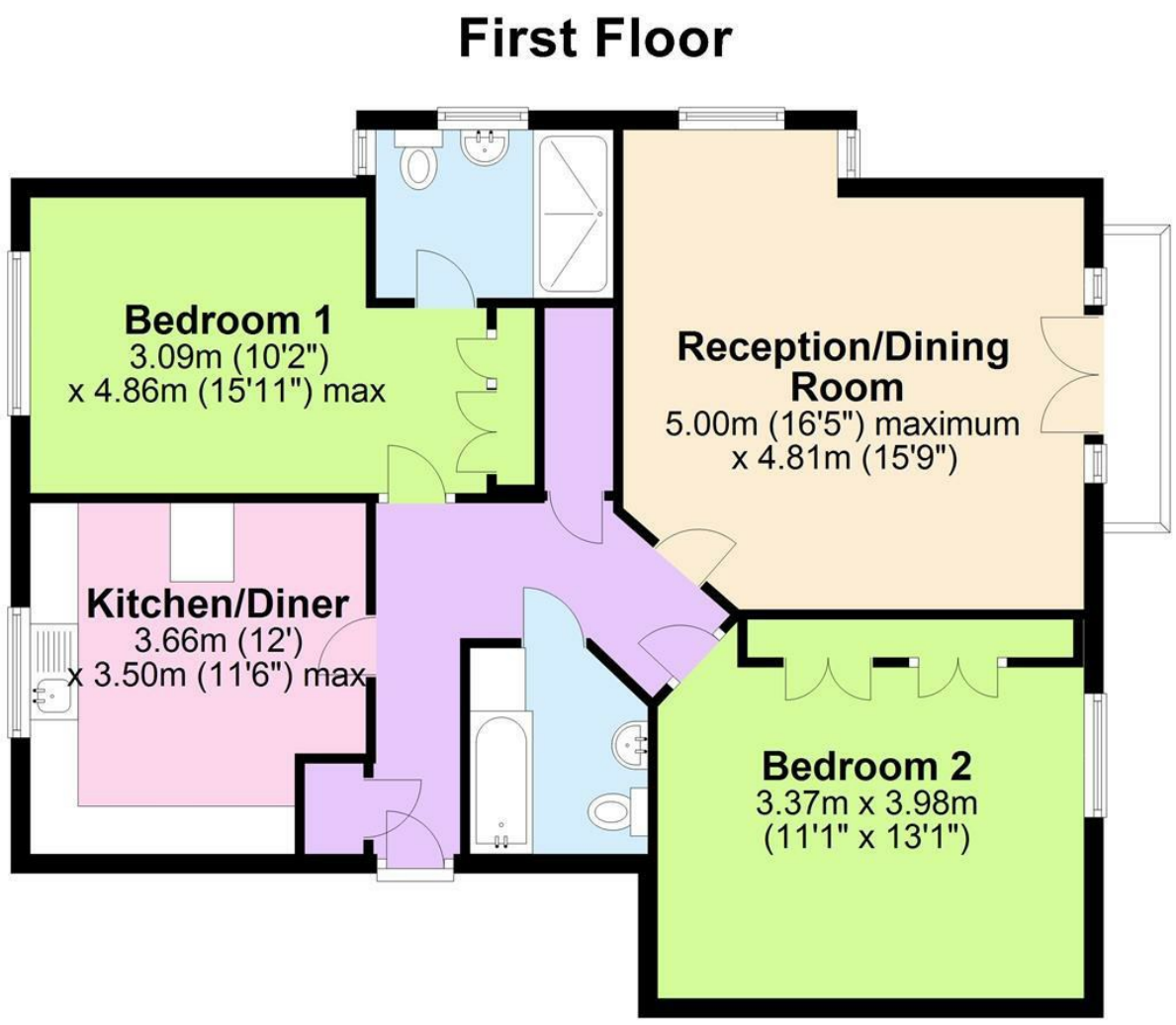
Sterling Lettings are pleased to offer for let this well presented two double bedroom apartment with allocated parking set over the first floor of a popular development conveniently located within a short walk of the High Street and close to Berkhamsted Station. Internally the accommodation comprises entrance hallway, spacious reception/dining room, fitted kitchen with appliances, two well appointed bedrooms with fitted wardrobes, the master benefiting from en suite shower, and family bathroom. In addition to allocated parking this delightful apartment also benefits from a passenger lift which services all floors of the development, gas central heating, video entryphone and access to the communal grounds and garden. Offered Unfurnished & Available December 2026!



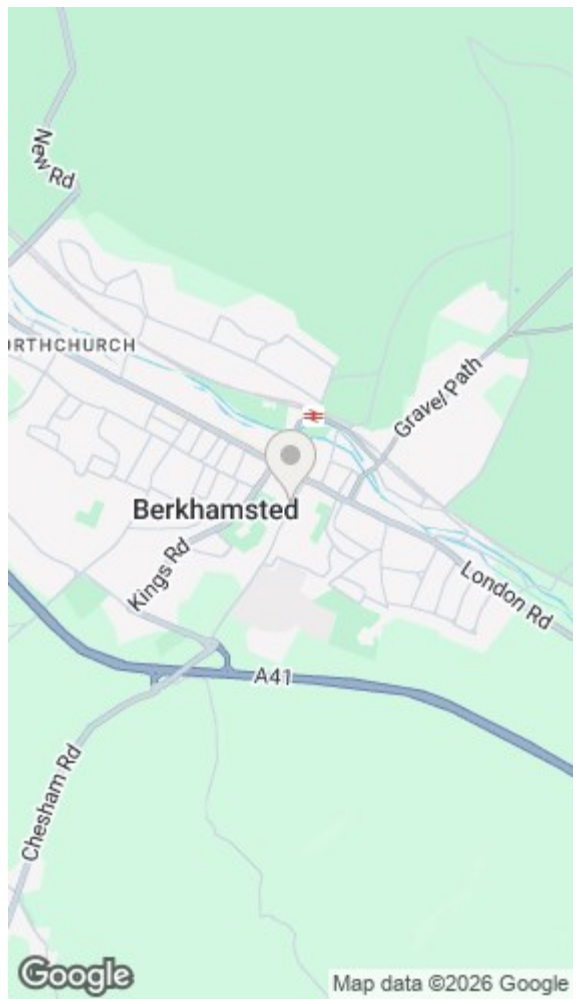


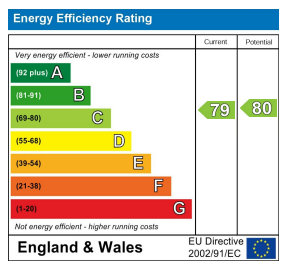


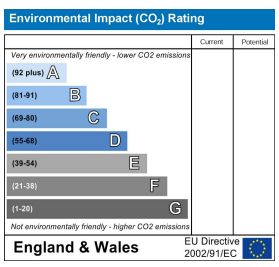
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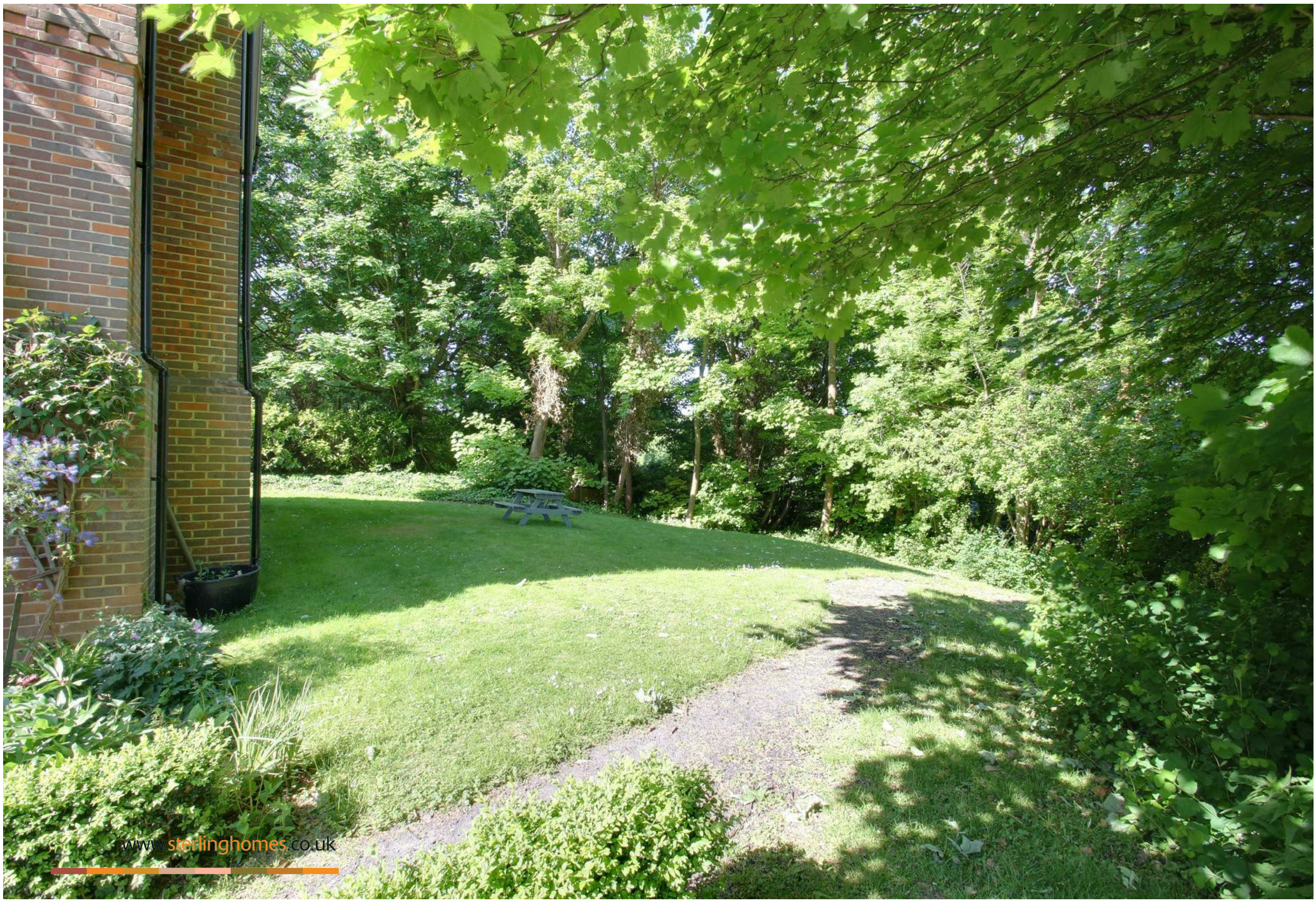

All measurements are approximate.
Plan produced using PlanUp.



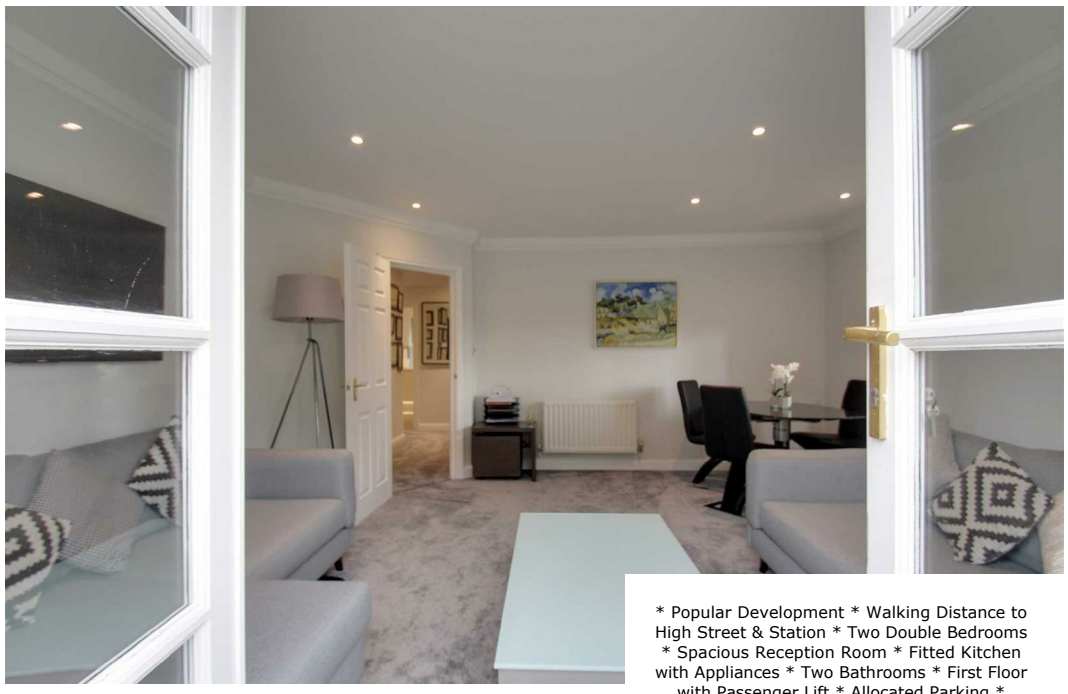




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* Popular Development * Walking Distance to High Street & Station * Two Double Bedrooms * Spacious Reception Room * Fitted Kitchen with Appliances * Two Bathrooms * First Floor with Passenger Lift * Allocated Parking * Unfurnished * Communal Garden * Available December 2026! *





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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)
Ashlyns School (0.4 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"

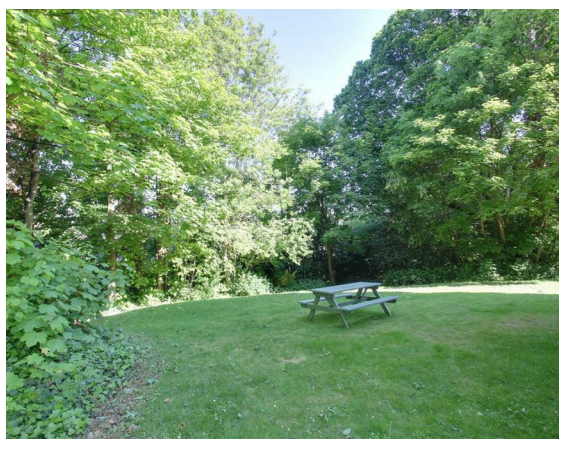
Tenancy Amendments - £60 Inc VAT - This charge will be levied prior to any amendments (which will be subject to landlord agreement) being made to the standard tenancy agreement.

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 - £1,850.00 per calendar month (£426.92 per calendar week)
Deposit - £2,134.61
Council Tax Band - E (Dacorum Borough Council)







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