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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!

# Temptation comes in many forms...

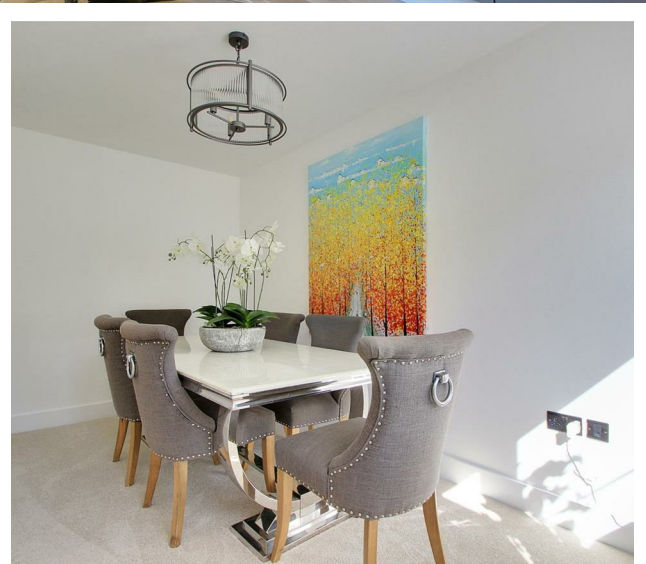


# St Albans

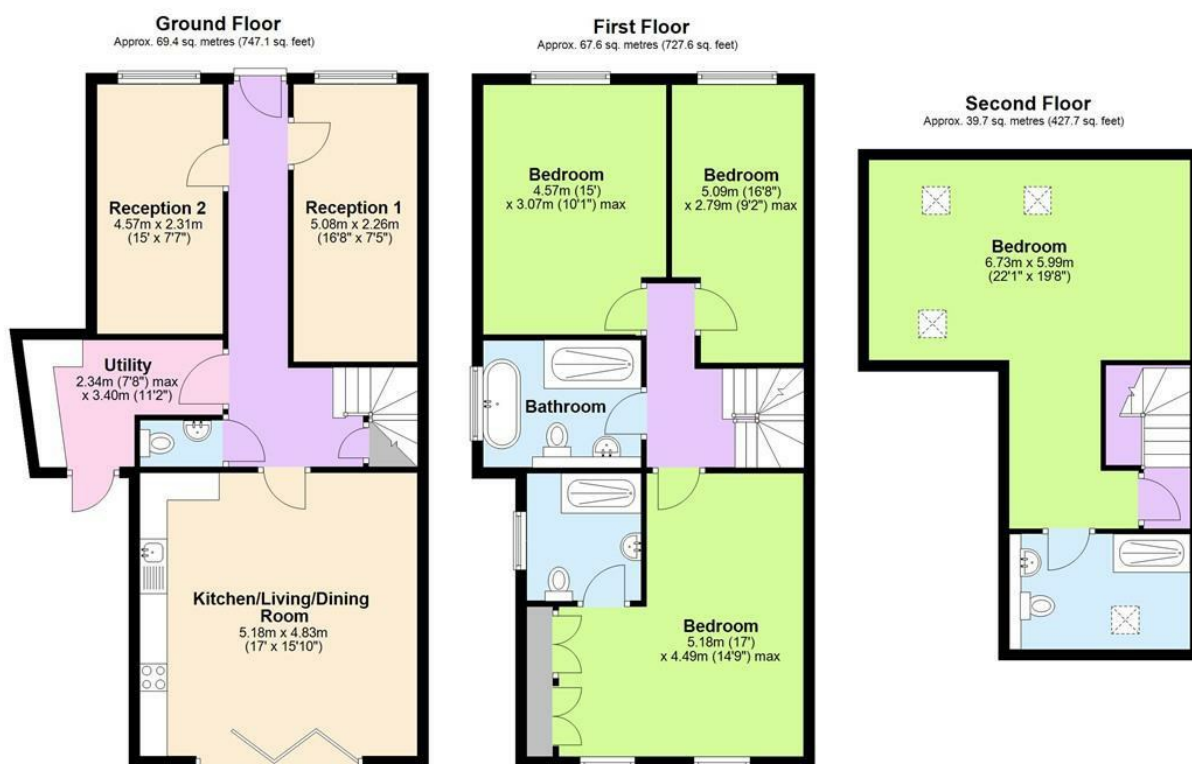
PER CALENDAR MONTH

£3,750 Per Calendar Month

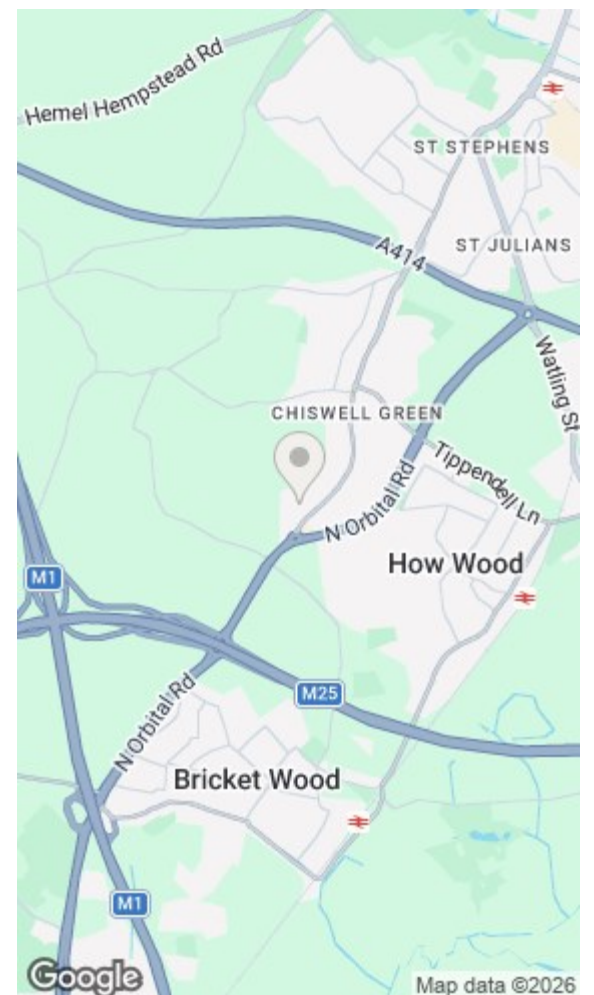
Sterling Lettings are pleased to offer for let this stunning four double bedroom semi-detached new build home finished to a high specification ideally situated in a quiet cul-de-sac in the quaint village of Chiswell Green. Internally the ground floor accommodation comprises entrance hallway, two spacious reception rooms, stunning kitchen/dining/family room with appliances and bifold doors opening to the rear garden, utility room, and guest cloakroom. The first floor comprises three well appointed bedrooms, the principal bedroom benefitting from en-suite shower room, and a separate four-piece family bathroom suite. The second floor comprises of a further bedroom with en-suite shower room. Offered Unfurnished & Available Now! Pets Considered!



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Total area: approx. 176.7 sq. metres (1902.3 sq. feet)



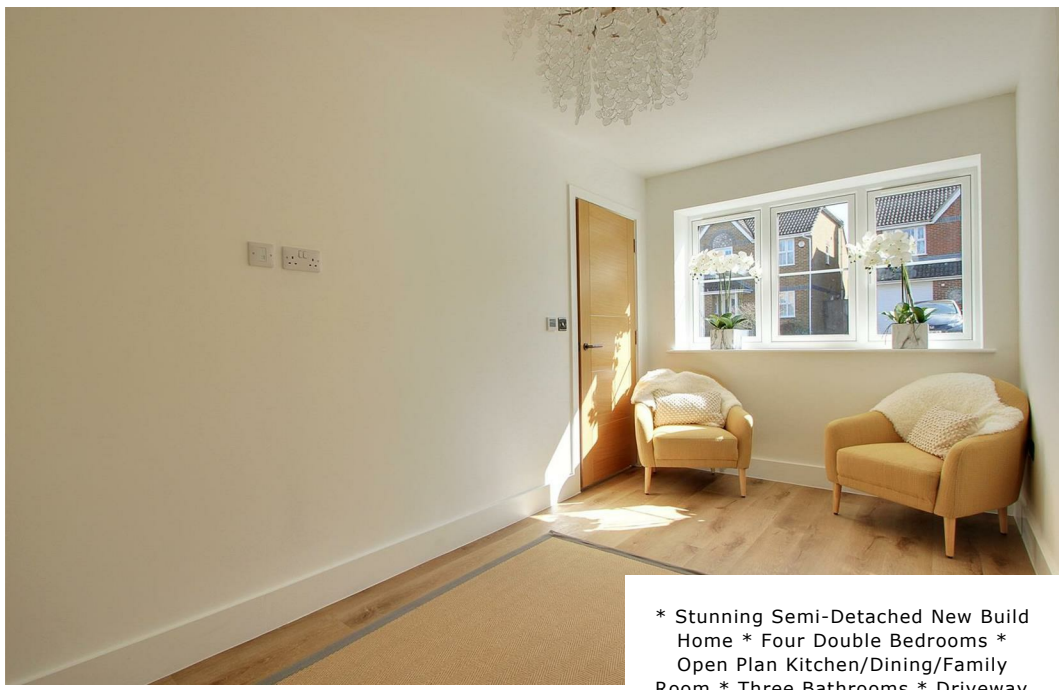
Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
98	100	A	A
<small>Very energy efficient - lower running costs</small> <small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small>		<small>Not energy efficient - higher running costs</small> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	



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**\* Stunning Semi-Detached New Build Home \* Four Double Bedrooms \* Open Plan Kitchen/Dining/Family Room \* Three Bathrooms \* Driveway Parking \* Spacious Garden \* Close to Station \* Unfurnished \* Pets Considered! \* Available Now! \***



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**The Location**

These select and individual pair of new build homes occupies a wonderfully secluded position towards the end of a cul-de-sac in Chiswell Green with its shops, cafes, a Grade II listed pub and excellent schools. The property is very conveniently located in reach of St Albans' vast amenities. The historic city offers comprehensive shopping facilities within its vibrant centre, along with an abundance of restaurants, cafes and cultural attractions. St Albans is renowned for its Roman heritage, beautiful Verulamium Park and the magnificent Cathedral. The location provides excellent transport links for commuters, with St Albans City station offering direct fast train services to London St Pancras International, and Abbey Station to Watford Junction for onward fast trains (approx. 20 minutes) to London Euston. Road links are equally good, with the M25 (Jct 21A) and M1 (Jct 6) both easily accessible. Educational provision in the area is exceptional. There are several primary schools close by, with Killigrew Primary and Nursery being the nearest just a mile away. The renowned St Albans School, one of the oldest private schools in the world, is just under 3 miles, whilst Haberdashers' Boys' School is in nearby Elstree. The surrounding countryside provides abundant recreational opportunities, with numerous footpaths and bridleways accessible from the property, and golf courses and leisure facilities are readily available throughout the area.

**Distance to Stations**

Bricket Wood Station (1.7 Miles)  
How Wood Station (1.8 Miles)  
St Albans Abbey Station (2.0 Miles)  
Park Street Station (2.0 Miles)

**Distance to Schools**

Park Street Primary School (1.9 Miles)  
Præ Wood Primary School (2.2 Miles)  
Mandeville Primary School (2.5 Miles)  
Batchwood Secondary School (4.0 Miles)  
St Albans Secondary School (4.1 Miles)  
Verulam Boys Secondary School (4.1 Miles)  
St Albans Girls Secondary School (4.6 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.

**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 - £3,750.00 per calendar month (£865.38 per calendar week)  
Deposit - £4,326.92  
Tenancy Term - 12 Months  
Council Tax Band - G (St Albans City & District Council)  
Pets Considered - Yes



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