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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
£3,850 PER CALENDAR MONTH

St Albans

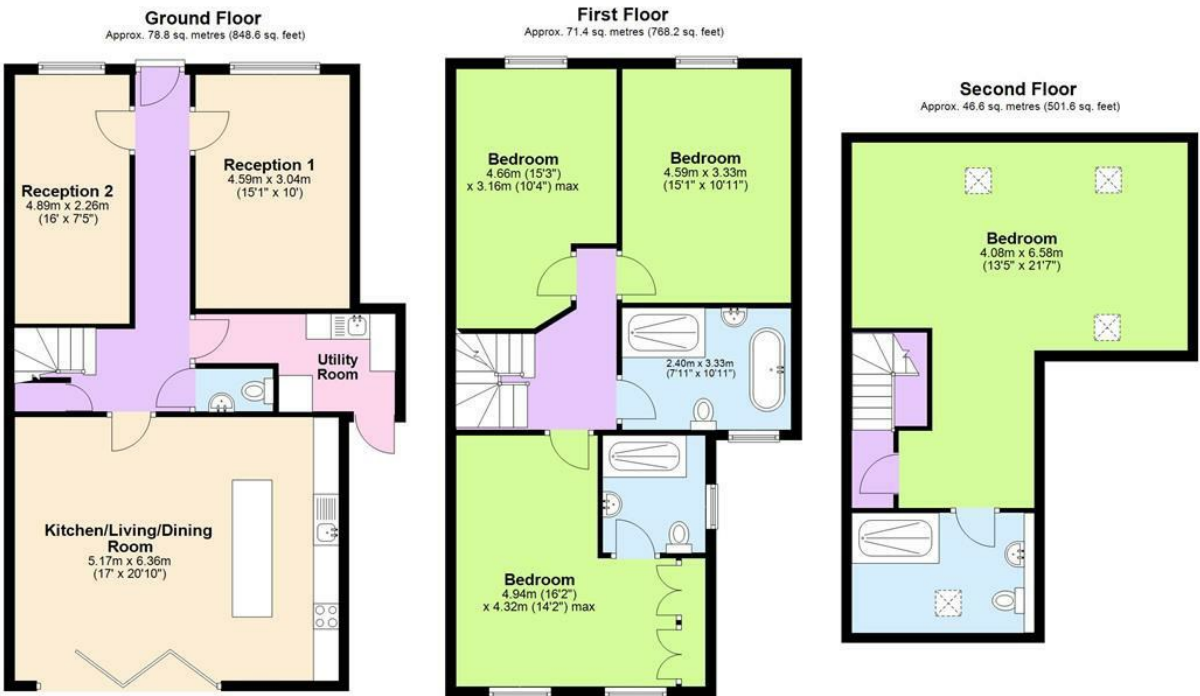
PER CALENDAR MONTH

£3,850 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 and patio, 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!



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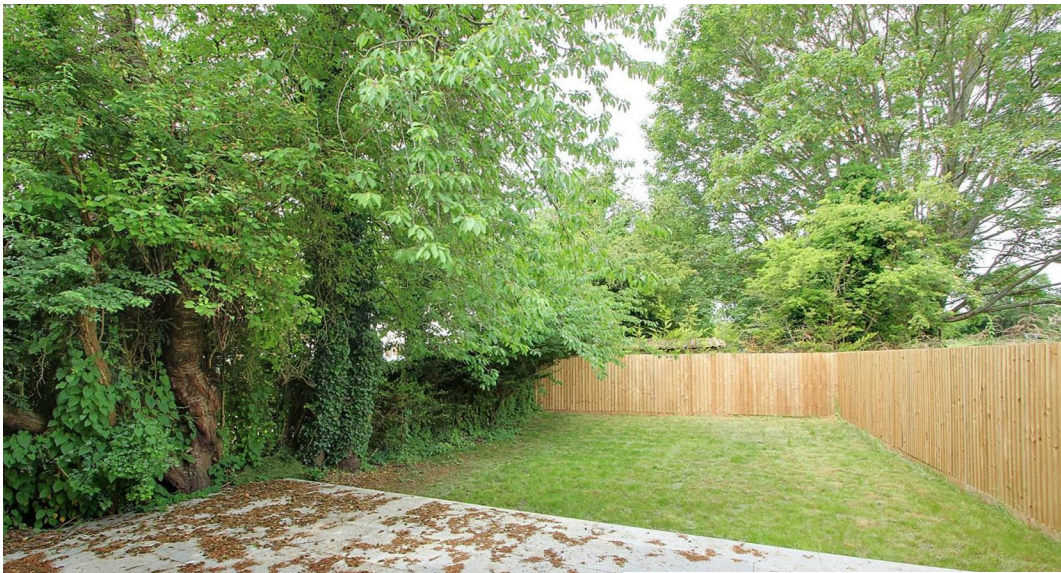


Total area: approx. 196.8 sq. metres (2118.4 sq. feet)



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A	99	99	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





* Stunning Semi-Detached New Build Home * Four Double Bedrooms * Open Plan Kitchen/Dining/Family Room * Family Bathroom & Two En-Suite Shower Rooms * Two Reception Rooms * Ample Driveway Parking * Spacious Garden * Close to Station * Unfurnished * 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
How Wood Station (1.2 Miles)
Bricket Wood Station (1.6 Miles)
Park Street Station (1.7 Miles)
St Albans Abbey Station (2.0 Miles)
St Albans City Station (3.0 Miles)

Distance to Schools
Park Street Primary School (1.9 Miles)
Prae 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.

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 - £3,850.00 per calendar month (£888.46 per calendar week)
Deposit - £4,442.30
Council Tax Band - F (St Albans City & District Council)



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