

Hemel Hempstead

£1,400 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented two bedroom top floor apartment with off road parking and fabulous views over the Grand Union Canal conveniently situated within easy reach of Apsley Station which services London via Euston Station. Internally the accommodation comprises entrance hallway, spacious reception/dining area, modern fitted kitchen with appliances, bathroom with shower and two well appointed bedrooms, with the master bedroom benefiting from a Juliet balcony. Offered Unfurnished & Available April 2024! Pets Considered!

Distance to Stations
Apsley Station (0.5 Miles)
Hemel Hempstead Station (2.0 Miles)
Kings Langley Station (2.0 Miles)

Distance to Schools
Nash Mills Church of England Primary School (0.2 Miles)
Belswains Primary School (0.8 Miles)
Chambersbury Primary School (0.9 Miles)
Longdean Secondary School (1.1 Miles)
Kings Langley Secondary 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.

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 current/previous tenancy with us to any new landlord/agent.

Material Information
Rent - £1,400.00 per calendar month (£323.07 per calendar week)
Deposit - £1,615.38
Tenancy Term - 12 Months
Council Tax Band - C (Dacorum Borough Council)
Pets Considered - Yes

