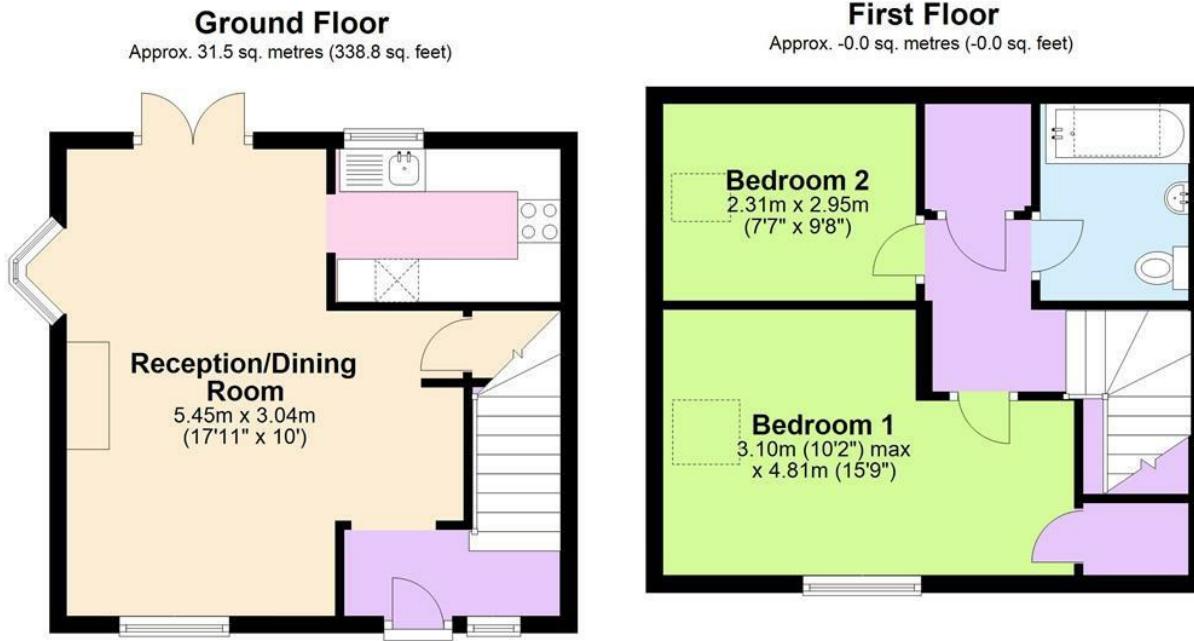


## Floor plan

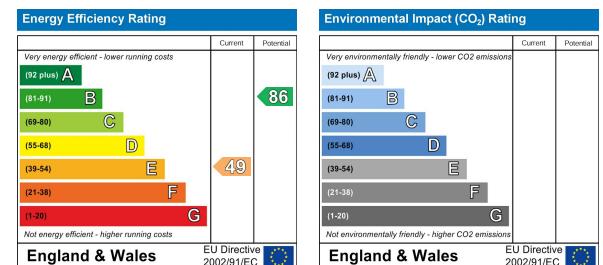


Total area: approx. 31.5 sq. metres (338.7 sq. feet)

## Viewing

Please contact our Sterling Tring Office on 01442 82 82 22 if you wish to arrange a viewing appointment for this property or require further information.

## Energy performance graph



## Tring

**£1,500 Per Calendar Month**



2



1



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E



# Tring

## £1,500 Per Calendar Month



Sterling Lettings are pleased to offer for let this charming converted chapel situated in the heart of the ever popular village of Wilstone. The property dates back to 1837 and has been converted to provide a spacious and unique character cottage benefiting from both off road parking and a private courtyard garden. Internally the property comprises entrance hallway, spacious reception/dining room with doors opening to the courtyard garden, modern fitted kitchen complete with appliances, two well apportioned bedrooms and contemporary bathroom with shower. This delightful property is offered in excellent condition throughout and benefits from gas central heating, off road parking and private courtyard garden. Offered Unfurnished & Available April 2026!

Distance to Stations  
Cheddington Station (3.8 Miles)  
Tring Station (4.0 Miles)  
Wendover Station (5.6 Miles)  
Berkhamsted Station (7.9 Miles)

Distance to Schools  
Long Marston VA C of E Primary School (1.6 Miles)  
Marsworth C of E Infant School (1.8 Miles)  
Grove Road Primary & Nursery School (2.6 Miles)  
Tring School (2.8 Miles)  
Cheddington Combined School (3.7 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 - £1,500.00 per calendar month (£346.15 per calendar week)  
Deposit - £1,730.77

