

# Floor plan

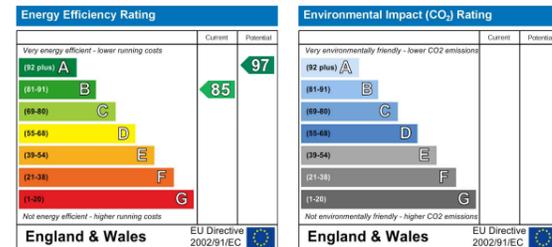


Total area: approx. 1026.1 sq. feet

## 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



## Aylesbury

£1,700 Per Calendar Month



<p><b>Tring</b> tring@sterlinghomes.co.uk 01442 828 222</p>	<p><b>Property Management</b> lettings@sterlinghomes.co.uk 01442 822 210</p>	<p><b>Kings Langley</b> kingslangley@sterlinghomes.co.uk 01923 270 666</p>	<p><b>Berkhamsted</b> berkhamsted@sterlinghomes.co.uk 01442 879 996</p>	
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# Aylesbury

## £1,700 Per Calendar Month



AVAILABLE IMMEDIATELY! Sterling Lettings are pleased to offer for let this fabulous three bedroom mid terraced family home with garden and driveway parking located in a peaceful position on the the ever popular Kingsbrook development. Internally the accommodation comprises entrance hall, spacious reception room, kitchen/diner with appliances and doors opening to the rear garden, guest cloakroom, family bathroom with shower and three well appointed bedrooms, the master benefitting from en suite shower room. In addition to the fully enclosed rear garden and driveway parking this delightful property also benefits from gas central heating and double glazing throughout. Offered Unfurnished & Available Now! Pets Considered!

Distance to Stations  
 Aylesbury Station (2.9 Miles)  
 Stoke Mandeville Station (4.2 Miles)  
 Aylesbury Vale Parkway Station (4.8 Miles)

Distance to Schools  
 The Kingsbrook School (0.4 Miles)  
 Orchard View Primary Academy (0.4 Miles)  
 Kingsbrook View Primary Academy (0.5 Miles)  
 Broughton Junior School (1.9 Miles)  
 Berton C Of E Combined School (2.2 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 - £1,700.00 per calendar month (£392.30 per calendar week)  
 Deposit - £1961.53  
 Tenancy Term - 12 Months  
 Council Tax Band - D (Buckinghamshire Council - Aylesbury Vale District)  
 Pets Considered - Yes

