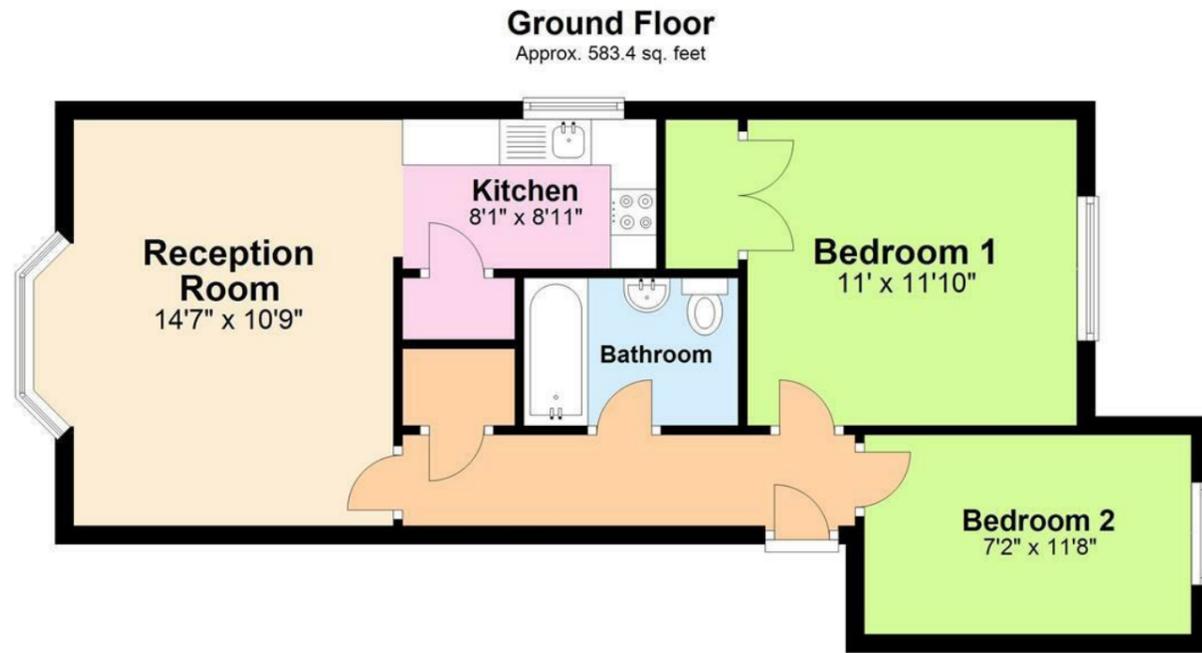


Floor plan

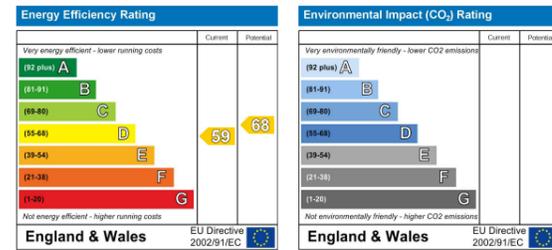


Total area: approx. 583.4 sq. feet

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

£1,300 Per Calendar Month



Tring
 tring@sterlinghomes.co.uk
 01442 828 222
 www.sterlinghomes.co.uk

Property Management
 lettings@sterlinghomes.co.uk
 01442 822 210

Kings Langley
 kingslangley@sterlinghomes.co.uk
 01923 270 666

Berkhamsted
 berkhamsted@sterlinghomes.co.uk
 01442 879 996



Tring

£1,300 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented two bedroom apartment set over the ground floor of this popular and sought after development situated within walking distance of the High Street. Internally the accommodation comprises entrance hallway, spacious reception room opening to a modern fitted kitchen with appliances, two well appointed bedrooms, the master benefitting from fitted wardrobes, and bathroom with shower. In addition to allocated parking this delightful property also benefits from communal garden access. Offered Unfurnished & Available April 2026! * New Photos to follow shortly **

Distance to Stations
Tring Station (2.4 Miles)
Wendover Station (4.7 Miles)
Stoke Mandeville Station (5.8 Miles)
Cheddington Station (6.1 Miles)
Berkhamsted Station (8.9 Miles)

Distance to Schools
Goldfield Infants' & Nursery School (0.5 Miles)
Bishop Wood C of E Junior School (0.7 Miles)
Tring Park School for the Performing Arts (0.8 Miles)
Dundale Primary School & Nursery (0.9 Miles)
Tring School (1.1 Miles)
Grove Road Primary 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.

Council)
Pets Considered - No

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 - £1,300.00 per calendar month (£300.00 per calendar week)
Deposit - £1,500.00
Tenancy Term - 12 Months
Council Tax Band - C (Dacorum Borough

