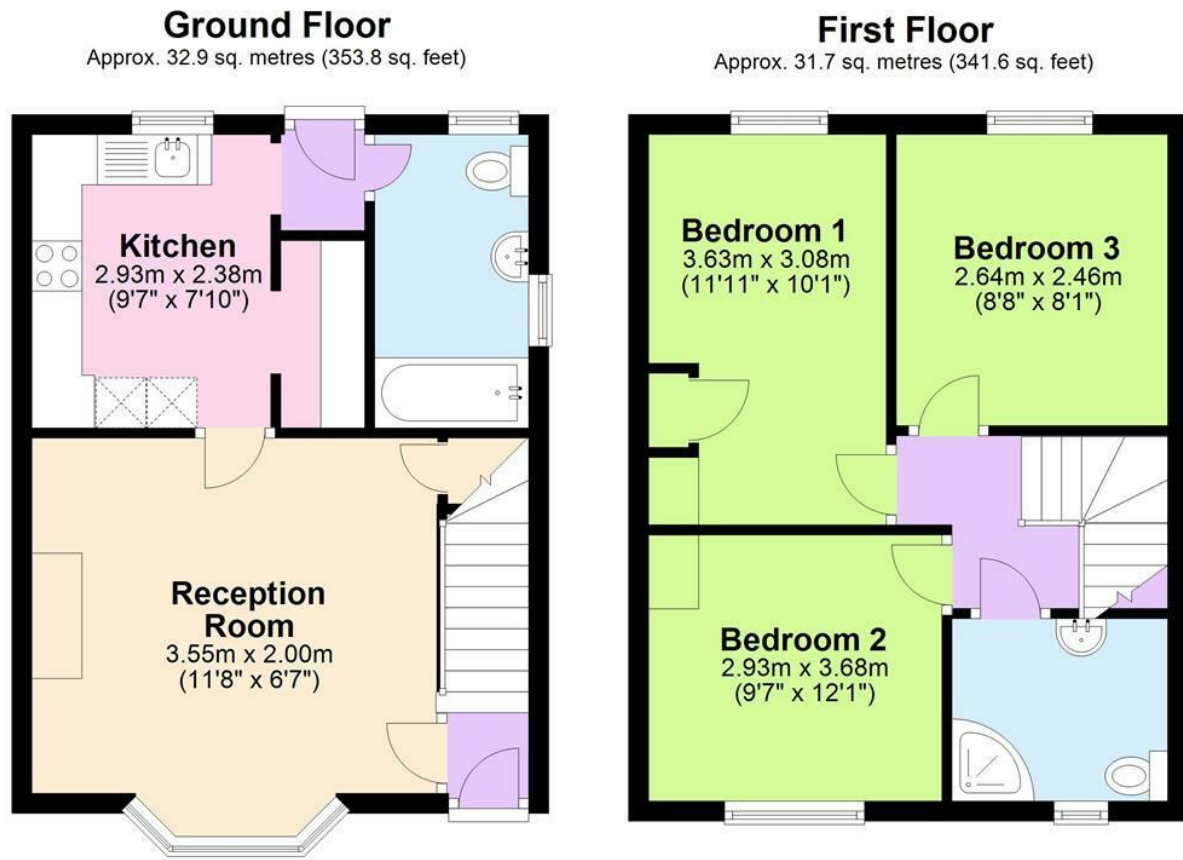


Floor plan



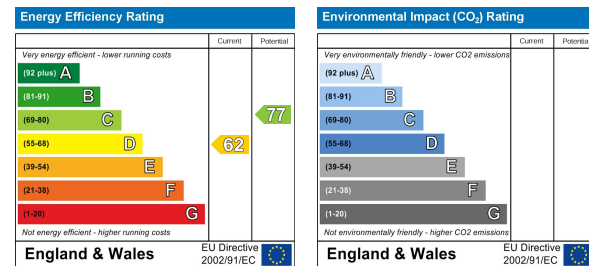
Total area: approx. 64.6 sq. metres (695.4 sq. feet)

All measurements are approximate.
Plan produced using PlanUp.

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

£1,600 Per Calendar Month



Tring
tring@sterlinghomes.co.uk
01442 828 222

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

www.sterlinghomes.co.uk

Aylesbury

£1,600 Per Calendar Month



Sterling Lettings are pleased to offer for let this well presented three bedroom semi detached family home with driveway parking located close to the town centre and set within walking distance of various transport links. Internally the accommodation comprises entrance hallway, spacious reception room, fitted kitchen with appliances and ground floor bathroom with shower. The first floor comprises three well appointed bedrooms and shower room. In addition to the rear garden this delightful property also benefits from gas central heating, wood flooring and driveway parking. Offered Unfurnished & Available July 2026!

Distance to Stations
 Aylesbury Station (0.8 Miles)
 Aylesbury Vale Parkway Station (2.7 Miles)
 Stoke Mandeville Station (2.9 Miles)

Distance to Schools
 Chiltern Way Academy - Bierton Hill Campus (0.3 Miles)
 Stocklake Park School (0.5 Miles)
 Elmhurst School (0.7 Miles)
 Aylesbury Grammar School (0.8 Miles)
 Aylesbury High School (0.9 Miles)
 St. Louis Catholic Primary School (1.1 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 - £1,600.00 per calendar month
 (£369.23 per calendar week)
 Deposit - £1,846.15
 Council Tax Band - C (Buckinghamshire Council - Aylesbury Vale District)

