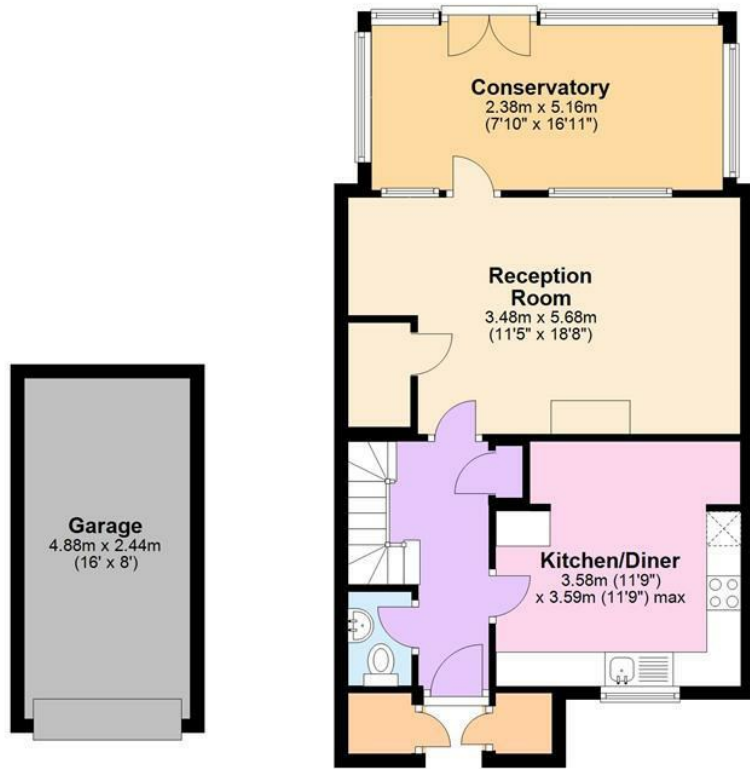


# Floor plan



**Ground Floor**  
Approx. 67.0 sq. metres (721.5 sq. feet)



**First Floor**  
Approx. 41.2 sq. metres (443.4 sq. feet)

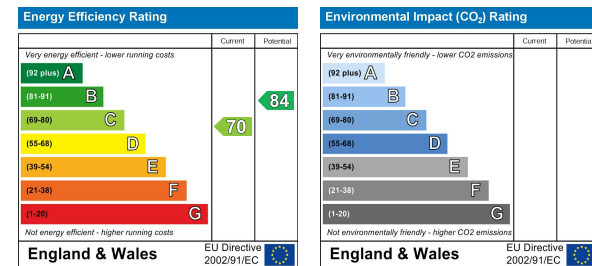


Total area: approx. 108.2 sq. metres (1164.9 sq. feet)

## 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

**£2,000 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

# Tring

**£2,000 Per Calendar Month**



Sterling Lettings are pleased to offer for let this well presented three bedroom mid terrace cottage style property situated towards the end of a peaceful cul-de-sac in the sought after village of Aldbury. Internally on the ground floor the accommodation comprises entrance hallway, spacious reception with open fireplace, kitchen/diner, conservatory and guest cloakroom. To the first floor are three well appointed bedrooms, the master bedroom benefitting from en suite facilities, and main bathroom. In addition to the rear garden this delightful property also benefits from a single garage. Offered Unfurnished & Available June 2026!

**Distance to Stations**  
Tring Station (1.4 Miles)  
Berkhamsted Station (4.8 Miles)  
Cheddington Station (5.6 Miles)  
Great Missenden (12.8 Miles)

**Distance to Schools**  
Aldbury Primary School (0.4 Miles)  
St Bartholomew's C of E School (2.4 Miles)  
Tring School (3.1 Miles)  
Grove Road Primary School (3.2 Miles)  
Bridgewater School (4.3 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 - £2,000.00 per calendar month

(£461.53 per calendar week)  
Deposit - £2,307.69  
Council Tax Band - D (Dacorum Borough Council)  
Pets Considered - Yes

