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Is there a **price** that would **tempt**
you to **sell** or **let** your **property**?
Contact us for a **free valuation**
and let's see if we can **tempt** you!

Temptation comes in many forms...



Princes Risborough

£2,200 PER CALENDAR MONTH

Princes

PER CALENDAR MONTH

£2,200 Per Calendar Month

Sterling Lettings are pleased to offer for let this fabulous newly refurbished three bedroom detached family home set in the historic market town of Princess Risborough and situated within walking distance of the High Street and various local amenities. Internally the accommodation comprises entrance hallway, spacious dual aspect reception room, stunning open plan kitchen/breakfast room with appliances, separate dining room with doors opening directly to the garden with patio area perfect for outdoor entertaining, boot/utility room with side access, and guest cloakroom. The first floor comprises spacious hallway with storage, three well-appointed bedrooms, one of which benefits from en suite shower room, and a separate family bathroom. Offered Unfurnished & Available Now! Pets Considered!



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* Newly Refurbished * Detached Family Home * Three Bedrooms * Stunning Kitchen/Breakfast room with Appliances * Two Bathrooms * Dual Aspect Reception Room * Utility Room * Driveway Parking * Garden * Unfurnished * Available Now! *



Distance to Stations
 Monks Risborough Station (0.9 Miles)
 Princes Risborough Station (1.2 Miles)
 Little Kimble Station (2.6 Miles)
 Saunderton Station (4.3 Miles)
 Wendover Station (5.2 Miles)

Distance to Schools
 Princes Risborough Primary School (0.4 Miles)
 Princes Risborough School Secondary School (1.0 Miles)
 Monks Risborough Church of England Primary School (1.0 Miles)
 Longwick Church of England Combined School (1.4 Miles)
 Great Kimble Church of England Primary School (2.2 Miles)
 John Colet Secondary School (5.8 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.

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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 - £2,200.00 per calendar month (£507.69 per calendar week)
 Deposit - £2,538.46
 Tenancy Term - 12 Months
 Council Tax Band - F (Buckinghamshire Council)
 Pets Considered - Yes



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