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3 2 3 C

Tring

£2,250 PER CALENDAR MONTH



Temptation comes in many forms...

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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!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Tring

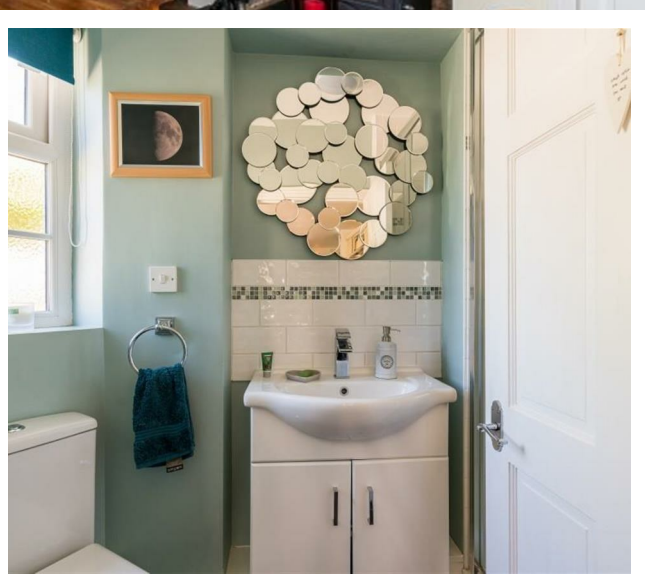
PER CALENDAR MONTH

£2,250 Per Calendar Month

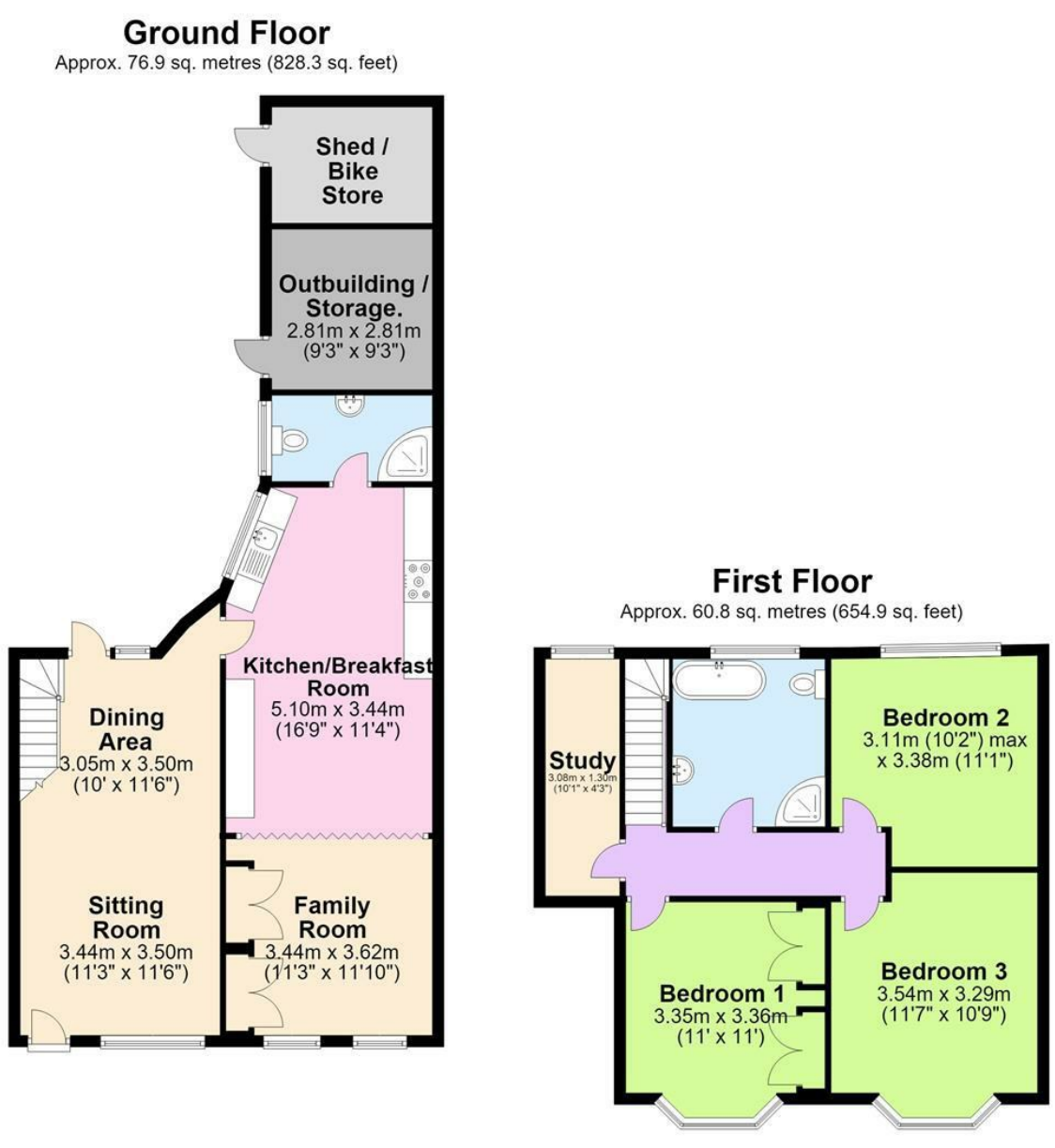
Sterling Lettings are delighted to offer for let this stunning three double bedroom character cottage set in the heart of the Tring conservation area and only a moments walk from the High Street. Internally the accommodation comprises spacious reception/dining room with wood burning stove and door opening to the rear garden, fabulous fitted kitchen/diner with appliances, separate family room, shower room, three well appointed double bedrooms, four piece family bathroom with roll top bath and separate shower cubicle and a useful home office/study. In addition to gas central heating and double glazing throughout the property also benefits from a wonderful fully enclosed rear garden with two large patio areas perfect for entertaining. Offered Unfurnished & Available December 2026!



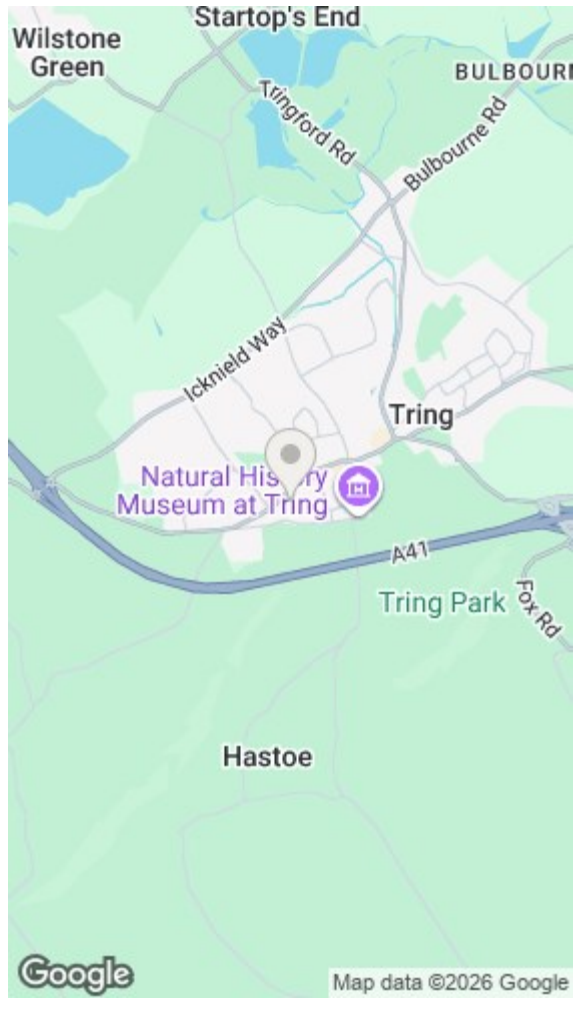


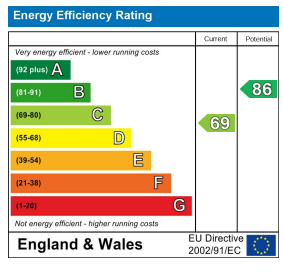


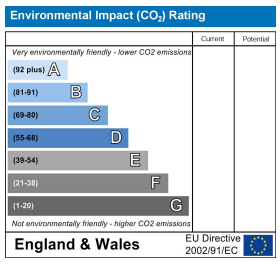
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Total area: approx. 137.8 sq. metres (1483.1 sq. feet)







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* Stunning Character Cottage * Three Double Bedrooms * Spacious Reception/Dining Room with Wood Burner * Fabulous Kitchen/Diner with Appliances * Family Room * Shower Room * Home Office/Study * Four Piece Family Bathroom * Wonderful Garden * Unfurnished * Available December 2026! *





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Rent - £2,250.00 per calendar month (£519.23 per calendar week)
Deposit - £2,596.15
Council Tax Band - E (Dacorum Borough Council)







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Distance to Schools
Goldfield Infants & Nursery School (0.3 Miles)
Bishop Wood C of E Junior School (0.4 Miles)
Tring Park School for Performing Arts (0.5 Miles)
Tring School (0.9 Miles)
Dundale Primary School (1.0 Miles)

Distance to Stations
Tring Station (2.2 Miles)
Wendover Station (5.0 Miles)
Berkhamsted Station (5.9 Miles)
Cheddington Station (6.3 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