



# Tring

**£1,400 Per Calendar Month**



GROUND FLOOR WITH DIRECT ACCESS TO A PRIVATE GARDEN! Sterling Lettings are pleased to offer for let this well presented two bedroom ground floor apartment with private garden and allocated parking conveniently situated within walking distance of Tring High Street. Internally the accommodation comprises entrance hallway, spacious reception room with door opening to garden, two well appointed bedrooms, kitchen with appliances and shower room. In addition to the private fully enclosed rear garden this delightful property also benefits from gas central heating and allocated parking. Offered Unfurnished & Available Now!

Distance to Stations  
Tring Station (2.0 Miles)  
Wendover Station (5.2 Miles)  
Berkhamsted Station (5.6 Miles)  
Cheddington Station (6.0 Miles)  
Stoke Mandeville Station (6.4 Miles)

Distance to Schools  
Bishop Wood C of E Junior School (0.3 Miles)  
Tring Park School for the Performing Arts (0.3 Miles)  
Goldfield Infants & Nursery School (0.4 Miles)  
Tring School (0.6 Miles)  
Dundale Primary School & Nursery (0.7 Miles)  
Grove Road Primary School (1.3 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 - £1,400.00 per calendar month (£323.07 per calendar week)

Deposit - £1,615.38

Council Tax Band - C (Dacorum Borough Council)

