

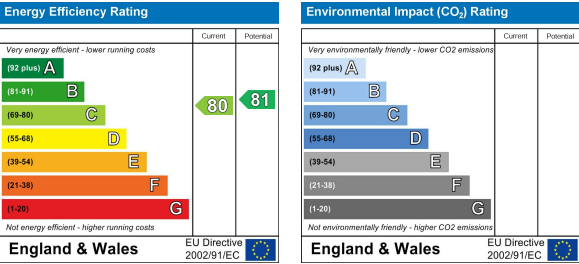
Floor plan



Viewing

Please contact our Sterling Kings Langley Office on 01923 27 06 66 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Kings Langley

£3,500 Per Calendar Month



Tring

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Property Management

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Kings Langley

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# Kings Langley

## £3,500 Per Calendar Month



Sterling Lettings are pleased to offer for let this fabulous end terrace four bedroom family home with garden & driveway parking situated in the highly sought after village of Kings Langley. The location is convenient for commuters with Kings Langley train station and the M25 motorway within close proximity. Additionally, the village high street is a short walk up the road. Internally the accommodation comprises entrance hall, guest cloakroom, reception room, dining room, kitchen/diner with appliances, three first floor bedrooms with the master benefiting from en suite and a separate family bathroom, with a further double bedroom to the second floor with an en suite shower room. Externally the property offers driveway parking and a practical low maintenance garden to the rear. Offered Unfurnished & Available Now!

### Distance to Stations

Kings Langley Station (0.5 Miles)  
Apsley Station (2.0 Miles)  
Hemel Hempstead Station (3.5 Miles)  
Watford Junction Station (4.2 Miles)  
Berkhamsted Station (7.1 Miles)

### Distance to Schools

Kings Langley Primary School (0.9 Miles)  
Kings Langley Secondary School (1.1 Miles)  
The Divine Saviour Junior Mixed & Infant School (1.5 Miles)  
Tanners Wood Junior Mixed & Infant School (1.5 Miles)

Breakspeare School (1.6 Miles)  
Abbot's Hill School (1.7 Miles)  
Abbots Langley School (2.0 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 - £3,500.00 per calendar month (£807.69 per calendar week)  
Deposit - £4,038.46  
Council Tax Band - F (Dacorum Borough Council)

