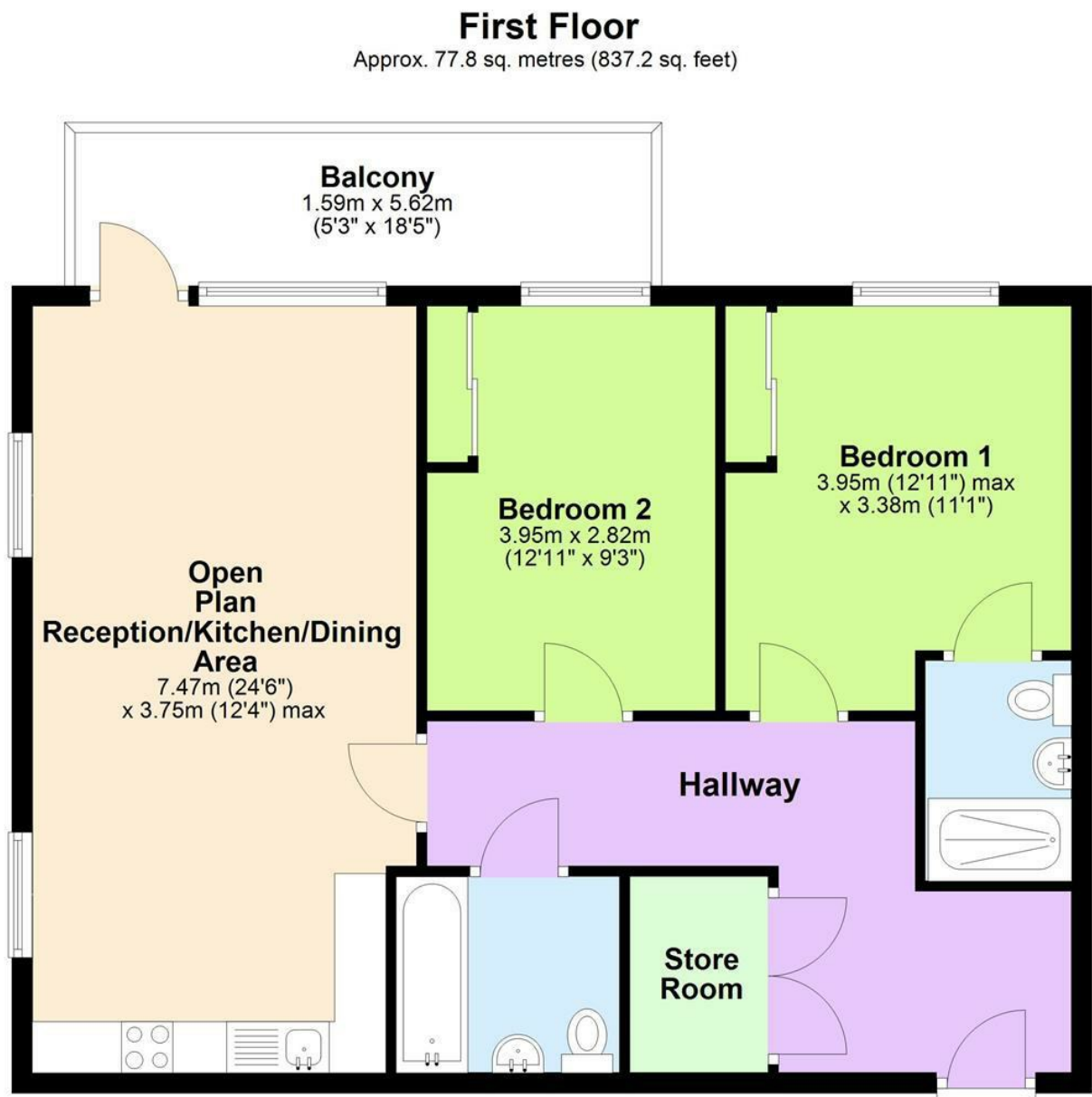


Floor plan

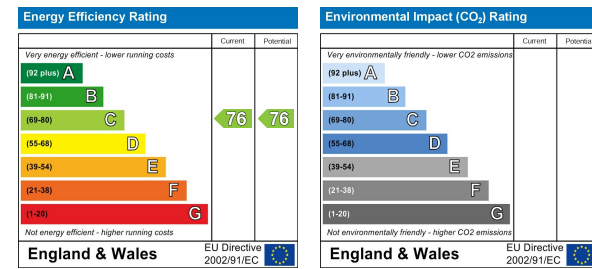


Total area: approx. 77.8 sq. metres (837.2 sq. feet)

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

£1,750 Per Calendar Month



<p>Tring tring@sterlinghomes.co.uk 01442 828 222</p>	<p>Property Management lettings@sterlinghomes.co.uk 01442 822 210</p>	<p>Kings Langley kingslangley@sterlinghomes.co.uk 01923 270 666</p>	<p>Berkhamsted berkhamsted@sterlinghomes.co.uk 01442 879 996</p>	
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Kings Langley

£1,750 Per Calendar Month



Sterling Lettings are delighted to offer for let this stunning two double bedroom apartment with allocated parking set within the newly built Millworks Development positioned within easy reach of Kings Langley Station which services London Euston. Internally the accommodation comprises entrance hallway, spacious open plan reception/dining area with access to a large private balcony, fitted modern kitchen with built in appliances, two well appointed bedrooms with built in storage, the principal bedroom benefiting from an en suite shower room, and separate main bathroom. In addition to allocated parking within the gated development, this delightful property also benefits from a passenger lift and views over a branch of the Grand Union Canal. Offered Unfurnished/Part Furnished & Available July 2026.

Distance to Stations
 Kings Langley Station (0.2 Miles)
 Apsley Station (2.3 Miles)
 Hemel Hempstead Station (3.8 Miles)
 Garston Station (3.8 Miles)
 Watford Junction Station (4.0 Miles)

Distance to Schools
 Kings Langley Primary School (1.0 Miles)
 Kings Langley Secondary School (1.2 Miles)
 Breakspere Primary School (1.1 Miles)
 Abbots Langley Primary School (1.6 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 - £1,750.00 per calendar month (£403.84 per calendar week)
 Deposit - £2,019.23
 Tenancy Term - 12 Months
 Council Tax Band - D (Three Rivers District Council)
 Pets Considered - Yes

