

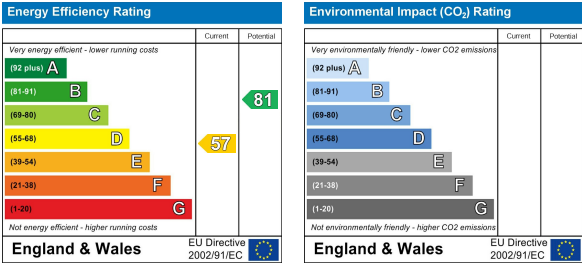
Floor plan



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

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£1,550 Per Calendar Month



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# Kings Langley

## £1,550 Per Calendar Month



Sterling Lettings are pleased to offer for let this charming two bedroom Grade II listed character cottage with garden conveniently located on Kings Langley High Street and set within walking distance of Kings Langley Station which services London via Euston Station. This delightful property has been extended to offer a wonderful kitchen/dining area and offers a wealth of character features throughout to include exposed beams and brick stock open feature fireplace. Internally the accommodation comprises reception room, kitchen/dining area with door to garden, two bedrooms and a first floor bathroom with shower. Offered Unfurnished & Available July 2026!

Distance to Stations  
Kings Langley Station (0.8 Miles)  
Apsley Station (1.7 Miles)  
Hemel Hempstead Station (3.2 Miles)  
Watford Junction Station (4.3 Miles)

Distance to Schools  
Kings Langley Primary School (0.6 Miles)  
Kings Langley Secondary School (0.7 Miles)  
Abbot's Hill School (1.6 Miles)  
Abbots Langley School (2.2 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 - £1,550 per calendar month (£357.69

per calendar week)  
Deposit - £1,788.46  
Council Tax Band - D (Dacorum Borough Council)

