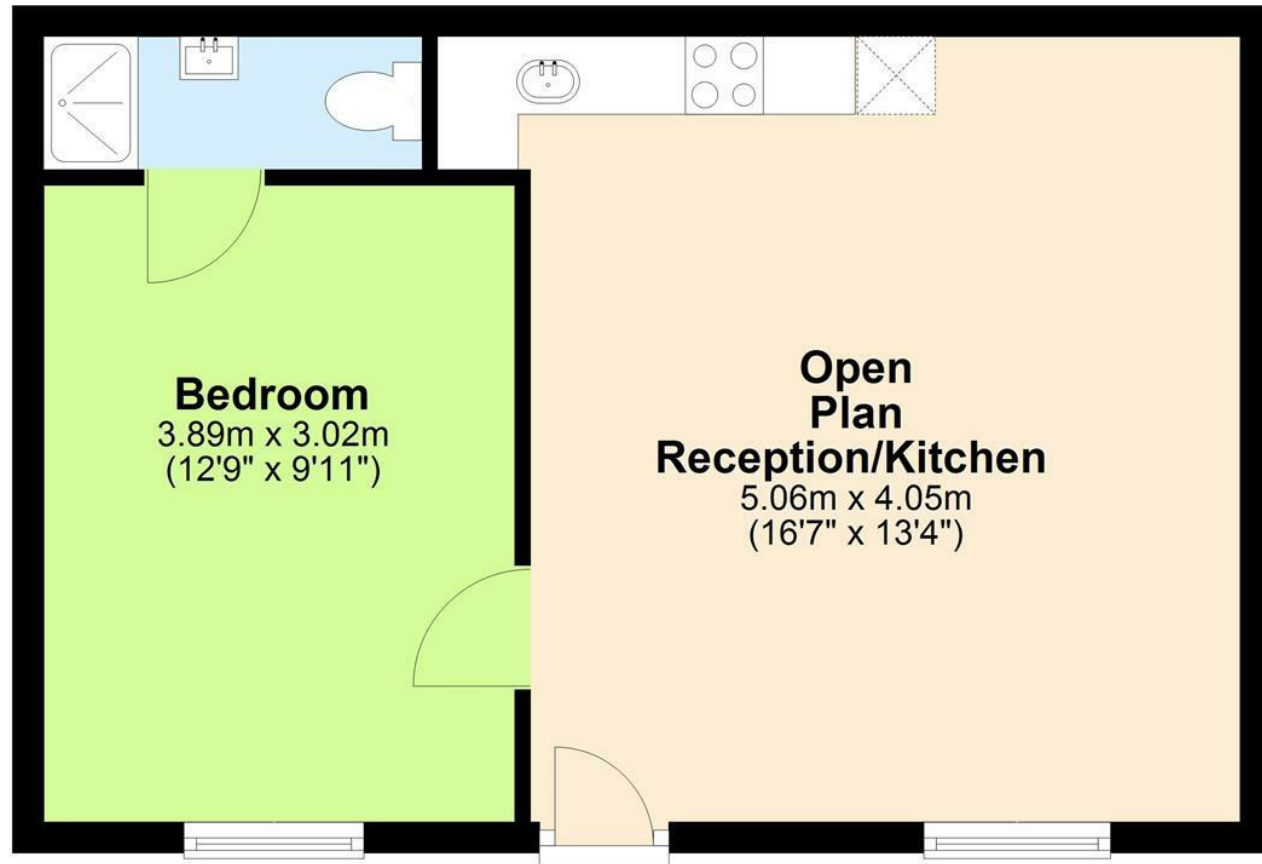


Ground Floor

Approx. 36.8 sq. metres (395.9 sq. feet)

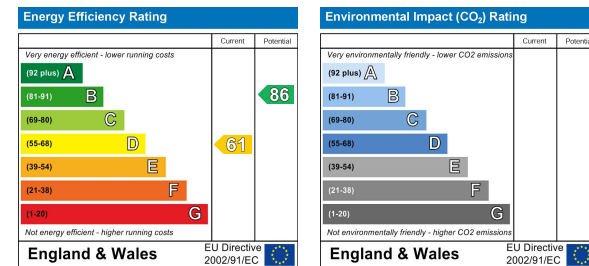


Total area: approx. 36.8 sq. metres (395.9 sq. feet)

Viewing

Please contact our Sterling Tring Office on 01442 82 82 22 if you wish to arrange a viewing appointment for this property or require further information.

Energy performance graph



Ivinghoe

£1,150 Per Calendar Month



<p>Tring tring@sterlinghomes.co.uk 01442 828 222 www.sterlinghomes.co.uk</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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Ivinghoe

£1,150 Per Calendar Month



Sterling Lettings are pleased to offer for let this newly refurbished one bedroom mews style property set in a picturesque canal side location conveniently located within easy reach of Cheddington Station which services London via Euston Station. Internally the accommodation comprises open plan reception/kitchen with appliances, one double bedroom and shower room. In addition to off road parking this delightful property also benefits from an outdoor area to the front with views of the canal beyond. ** INCLUSIVE OF COUNCIL TAX & WATER RATES ** Offered Unfurnished & Available July 2026!

Distance to Stations
 Cheddington Station (1.3 Miles)
 Tring Station (4.3 Miles)
 Leighton Buzzard Station (6.5 Miles)
 Berkhamsted Station (8.9 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 - £1,150.00 per calendar month (£265.38 per calendar week) ** Inclusive of Council Tax & Water Rates **
 Deposit - £1,326.92
 Council Tax - Buckinghamshire Council - Aylesbury Vale District

