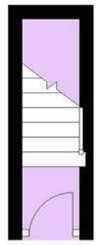
Floor plan

Ground Floor
Approx. 27.1 sq. feet



First Floor
Approx. 596.2 sq. feet



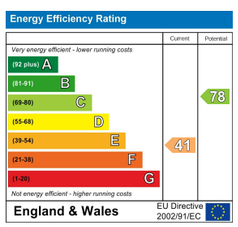
Total area: approx. 623.3 sq. feet

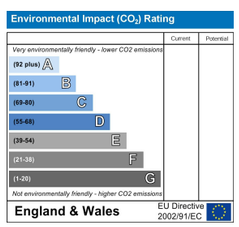
All measurements are approximate.
Plan produced using PlanUp.

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





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Property Management
lettings@sterlinghomes.co.uk
01442 822 210

Kings Langley
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Berkhamsted
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www.sterlinghomes.co.uk

sterling estate agents



Tring

2 1 1 E

£1,300 Per Calendar Month





Tring

£1,300 Per Calendar Month





Sterling Lettings are pleased to offer for let this well presented two double bedroom maisonette with own street entrance set over the first floor of a period property set within the ever popular Tring Conservation Area. Internally the accommodation comprises entrance staircase, hallway leading to open plan reception room/kitchen with appliances, two double bedrooms and bathroom with shower above bath. Offered Unfurnished & Available January 2027!

Distance to Stations
Tring Station (2.0 Miles)
Wendover Station (5.2 Miles)
Berkhamsted Station (5.8 Miles)
Cheddington Station (6.3 Miles)
Chesham Station (7.6 Miles)

Distance to Schools
Bishop Wood School (0.3 Miles)
Goldfield Infants & Nursery School (0.4 Miles)
Tring Park School for Performing Arts (0.4 Miles)
Tring School (0.7 Miles)
Dundale Primary School (0.7 Miles)
Grove Road Primary School (1.1 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 - £1,300.00 per calendar month (£300.00 per calendar week)

Deposit - £1,500.00
Council Tax Band - B (Dacorum Borough Council)





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