## Floor plan

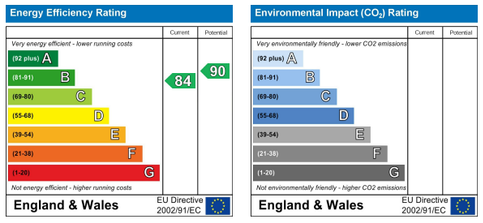



Total area: approx. 137.0 sq. metres (1474.8 sq. feet)

## 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





**Tring**
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**Property Management**
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sterling estate agents



# Kings Langley

5 4 2 B

## £3,000 Per Calendar Month





# Kings Langley

## £3,000 Per Calendar Month





** RENT THIS PROPERTY WITH STERLING & GET £250 CASHBACK ON MOVE IN DAY **

Sterling Lettings are pleased to offer for let this fabulous detached five bedroom, four bathroom family home with garden and driveway parking, situated within easy walking distance of Apsley Train Station. The location is ideal for commuters, with Kings Langley Village also within easy reach, alongside convenient road links to the A41 and M25 motorway. Internally, the accommodation comprises a spacious entrance hall, an impressive open-plan reception/kitchen/dining area with appliances and bifold doors opening onto the raised terrace/patio area, three bedrooms and family bathroom with underfloor heating to the ground floor and a further two bedrooms on the first floor, both benefiting from luxurious en-suite shower rooms. Externally, the property offers ample driveway parking with EV charging and a spacious rear garden enjoying views across the surrounding countryside. Offered Unfurnished & Available Now!

Distance to Stations
Apsley Station (0.8 Miles)
Kings Langley Station (1.7 Miles)
Hemel Hempstead Station (2.3 Miles)
Watford Junction Station (5.2 Miles)
Watford North Station (5.2 Miles)

Distance to Schools
Abbot's Hill School (0.4 Miles)
Kings Langley Primary School (0.8 Miles)
Kings Langley Secondary School (1.0 Miles)
Bedmond Academy Primary School (2.5 Miles)
Breakspeare Primary School (2.6 Miles)
Abbots Langley Primary School (3.1 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 - £3,000.00 per calendar month (£692.30 per calendar week)
Deposit - £4,461.53
Council Tax Band - F (Dacorum Borough Council)






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