sterling select homes

3 2 3 C

Berkhamsted

£2,750 PER CALENDAR MONTH



Temptation comes in many forms...

sterling select homes

Is there a **price** that would **tempt** you to **sell** or **let** your **property**?

Contact us for a **free valuation** and let's see if we can **tempt** you!

Tring, Wendover, Aylesbury & Villages:
01442 828 222

Berkhamsted Select & Country Homes:
01442 879 996

Property Management
01442 822 210

Kings Langley, Abbots Langley & Watford:
01923 270 666

www.sterlinghomes.co.uk

Berkhamsted

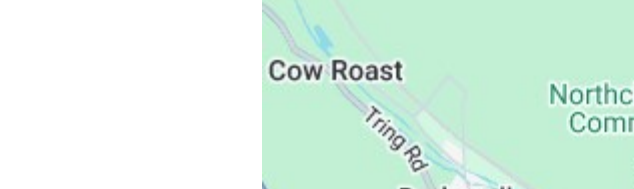
PER CALENDAR MONTH

£2,750 Per Calendar Month

Sterling Lettings are pleased to offer for let this spacious and well presented three double bedroom detached bungalow with garage & driveway parking conveniently situated within easy reach of the various amenities of Berkhamsted High Street. Internally the accommodation comprises entrance hall, reception/dining room with doors leading to a bright & airy conservatory, modern fitted kitchen with appliances and door opening to the stunning rear garden, shower room and three well appointed double bedrooms, the master bedroom benefitting from en suite facilities. In addition to the garage & driveway parking this delightful property also benefits from a fabulous rear garden and gas central heating. Offered Unfurnished & Available October 2026!

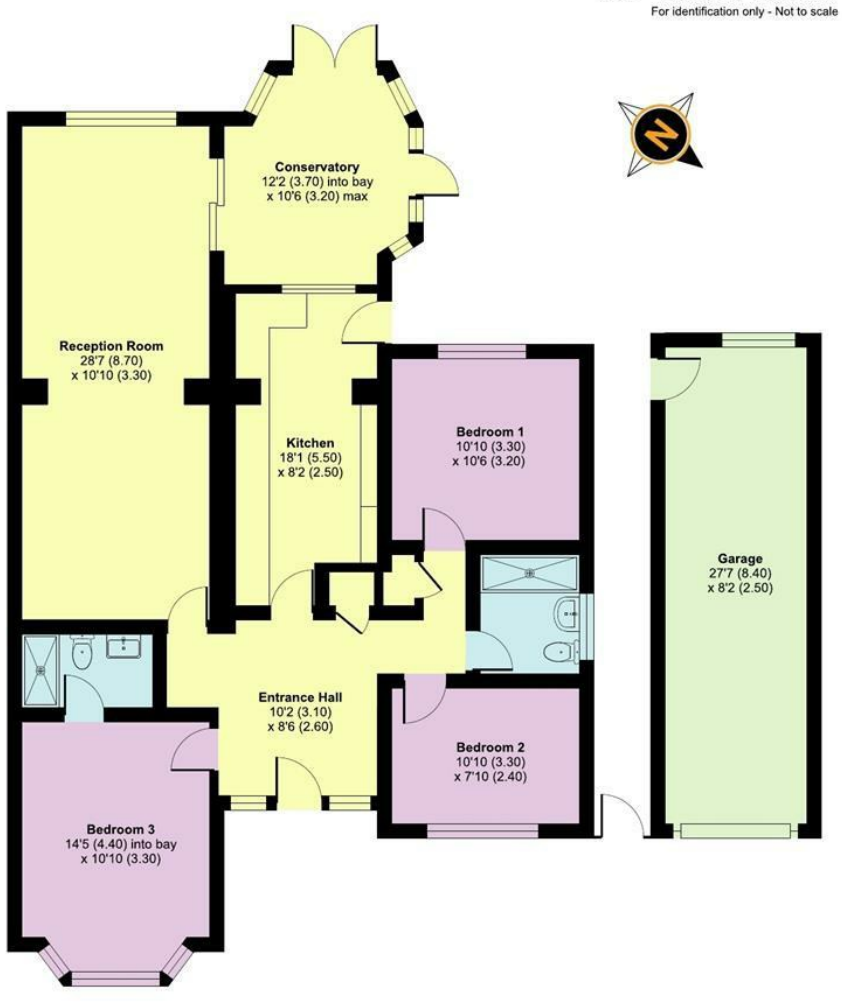
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Park Rise, Northchurch, Berkhamsted, HP4

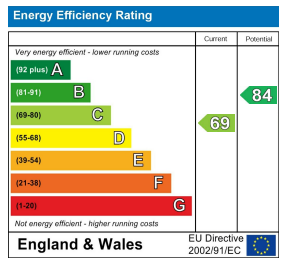
Approximate Area = 1242 sq ft / 115.3 sq m
Garage = 226 sq ft / 20.9 sq m
Total = 1468 sq ft / 136.2 sq m
For identification only - Not to scale

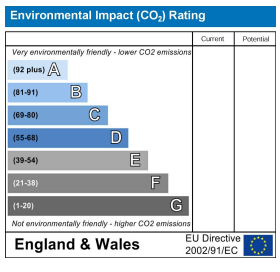


GROUND FLOOR

Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2024. Produced for Sterling Homes. REF: 1163956





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* Delightful Detached Bungalow * Three Double Bedrooms * Three Receptions * Two Shower Rooms * Modern Kitchen with Appliances * Garage & Driveway Parking * Fabulous Garden * Gas Central Heating * Unfurnished * Available Now! *





Distance to Stations
Berkhamsted Station (1.9 Miles)
Tring Station (3.0 Miles)
Hemel Hempstead Station (5.2 Miles)
Chesham Station (6.0 Miles)

Distance to Schools
St Mary's C of E Primary School (0.3 Miles)
Westfield Primary & Nursery School (0.7 Miles)
Egerton Rothesay School (0.9 Miles)
Bridgewater Primary School (1.6 Miles)
Greenway Primary & Nursery School (1.7 Miles)
Berkhamsted Girls School (1.6 Miles)
Berkhamsted Boys School (2.1 Miles)
Ashlyns School (2.5 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 - £2,750.00 per calendar month (£634.61 per calendar week)
Deposit - £3,173.07
Council Tax Band - D (Dacorum Borough Council)







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